



CRITICAL ANALYSIS ON SUPPLY AND AFFORDABILITY OF CONDOMINIUM HOUSING IN ADAMA CITY

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ABSTRACT

The study was conducted in Adama city , with general objective of critical analysis on condominium housing supply and affordability .It also identify factors that influence affordability of condominium housing and to access weather condominium housing provision solve the problem of urban housing of low income groups in this study, descriptive mixed research method was utilized. Data were collected from selected sample of 130 condominium households drawn from the study population using combination of systematic and simple random sampling technique, and analyzed using descriptive statistics and SPSS 22.0 .as well as data gathered though interview and focus group were analyzed in qualitative approach .the study finding revealed that, the low income group of Adama City residents couldn't afford condominium houses due to high price of condominium houses. The study shows that there is no communal housing for condominium house hold residents. For these reason they are in challenge especially during holly days and when they have a ceremony they didn't have place where they prepare something needed for ceremony or holly day. In addition the study reveals there was problem related to water supply and social life interaction, social life is poor people couldn't share whether it is happiness' or not . The culture of helping each other is under question. As the finding indicates majority of condo owners own the house without registration and lottery methods or procedures, either by city administration decision or buying from the first owner.

Background of the Study

Housing has become a vital public issue in all societies of the world. Although, housing is the basic need of people in many parts of the world, its affordability is a major challenge for both city dwellers and municipalities (Nesru, 2007). With varying degrees, the problem exists in both developed and developing countries. However, the problem is most marked in the cities of the third world.

Even if housing investments have generally increased from time to time, access to housing remains a key challenge particularly in developing countries, when it is compared to the developed world, investment has usually been low, resulting in scarce housing delivery and consumption (Tibaijuka, 2009). As a result, lower income household that are incapable to access affordable housing either because there is an insufficient total supply or because the limited supply that does exist is rented to those with a higher capacity to pay, are forced into housing pressure by virtue of having to pay 30 percent or more of their income in rent (Donald, 2009) Explained in (Habte, 2010).

The provision of urban housing in developing world is severely constrained. Supplies expands overtime but unevenly for the different components or quality and supply and for different user groups and often only at increasing costs (Linn, 1983). The low aggregate supply of housing from new construction and renewal and with fixed prices the demand for housing is increasing by high rates. As a consequence, real housing prices will tend to rise in the quickly growing cities of the developing countries. This leads in turn to overcapacity, overcrowded, lower quality shelter, poorer services, and worse access than would have been the case had housing supply familiar more rapidly (Habte , 2010). In many of developing countries, condominium house has different connotation and purpose, and is mostly constructed by public sector. According to Abraham (2007) the main objective of condominium housing is to supply affordable and low-cost housing for poor (low and middle income groups) and with some common character of condominium housing, such as sharing common elements; sidewalks, common sewerage system, membership of social association; while owing each housing unit individually.

The condominium development has comprehensive objectives, which includes social, economic, political and environmental feature. And so, this program in its socio-economic objectives, it selects for improving the living standard of the people, particularly low income groups of the city in developing countries, through the creation of employment opportunity and provision of affordable housing . Ethiopia is one of African country and also the developing countries, characterized by rising intensity of urban growth and residents increasing at an alarming rate. But this growth is not accompanied by a rise in economic development. Therefore, the process of urban growth in Ethiopia has come to be related with incredible socio-economic problems such as high value of unemployment, high incidence of poverty, poor sanitation, homelessness (Regassa, 2015). In addition to this, urban centers in Ethiopia are suffering from chronic housing shortage. The study will investigate the condominium housing supply and affordability in Adama city. More specifically, the question is, to what extent has the condominium housing program solve the housing problem of the low income groups in relations of its supply and affordability.

Statement of the Problem

Around the world over one billion urban residents live in inadequate housing where living conditions are harsh and poor as well as services are inadequate. So, increasing the supply of homes is main concern for government throughout of part of the 20thc. As the UN Habitat 30% of the world's urban population lives in difficult situation : slums, awful conditions where people suffer from one or more of the following basic deficiencies in their housing: lack of access to improved water; lack of access to improved sewage facilities ; living in overcrowded conditions; living in buildings that are structurally unsafe; or living in a situation with no security of residence , that is, without legal rights to be where they are, as renters or as owners).

A growing population coupled with an increasing tendency of people to live alone has resulted in nonstop rising demand for homes, but the provision of new housing experience radically over the same time. This gap between supply and demand has resulted in problems of housing affordability, with rising prices creating particular pressure for first time buyers (Ministry of housing, communities and local Government.

Ethiopia is one of the least developed country which explained by housing deficiency and poor housing arrangement, specifically for those living in urban areas. These problems are

caused by low per capita income, low investment in housing, rapid increase of population, huge expansion of Urbanization, rising cost of construction materials, low income of urban residents to pay for parentage and standard housing, low investment or shortage of financial resources to increase housing development and low supply of serviced residential plot (Yewoineshet, 2007). In Ethiopia housing problem is extremely seen in many urban centers of the country both quantity and quality. As a consequence, efforts have been made to support interested and capable individuals to build their own house units through the provision of free plots of land, credit services and technical services, introducing the means for the real estate development etc (Nesru, 2007). Another recently emerging strategy is provision of readymade collective dwelling units (or condominium housing units) which aimed of to be affordable for low and middle income groups. The FDRE government in collaboration with the regional governments has already built hundreds of thousands of condominium houses.

Depending on the Condominium Proclamation NO 370/2003, the House of People's Representatives of the FDRE officially announced the launch of program called "Integrated Housing Development Program (IHDP)" the primarily objective of this program is to provide affordable houses to the lower and middle income urban residents where the Ministry of Urban advancement and Construction aims at Constructing 500,000 housing units, creating 400,000 job opportunity and reducing the number of slum dwellers by half from 60% to 30% by the end of Growth and Transformation Plan One (GTPI) throughout the country (Yewoineshet, 2007). In addition, the program aims to improve the internal part of the city by demolishing previous slum areas and constructing condominium blocks (Cherent and Sewnet, 2012). The IHDP has also envisions to create temporary job opportunities, encouraging people to develop saving habits and economically. Empowering urban inhabitants, and assisting domestic construction industry to develop their capacities (Getachew, 2016).

At regional level, the Oromia Regional State Housing Development Agency was established by the proclamation No 108/1998 in July 2006 to implement the Integrated Housing Development program in the region. Accordingly, Adama City office for Housing and Urban Development has already constructed 2788 condominium houses. However, the

affordability of the housing units to the urban poor is still questionable. The aim of condominium housing development is to improve the main slum settlement, ensuring access to decent and affordable housing for the poor urban dwellers, which are poor homeless and bringing fair distribution of wealth (Nesru, 2007). But Tamiru, 2009 maintained that, the projects are intended regardless of financial capacity of the poor to pay for.

Objective's of the Study

- ✓ To assess the households income to afford for condominium housing
- ✓ To evaluate whether or not condominium housing supply solve the problem of low income groups
- ✓ To examine living conditions of resident of condominium (social life ,environmental condition , communal property)
- ✓ To identify how these households get condominium housing by lottery or not

Scope of the Study

This study aims to examine the supply and affordability of condominium houses for the low and middle income urban residents. For these reason it is delimited to the analysis of issue that concentrates on the stated objectives. Geographically, the study is limited to four condominium site due to limitation of time and finance. However the finding may apply to other condominium sites of the same condition with whole part of the city of Adama

Significance of the Study

This study was about the supply and affordability and living conditions of condominium housing for low income residents and also the government efforts to achieve its objectives toward housing problems of the city. In addition, it will be useful in providing important information for researchers who are attracted in studying basic problem in the provision of housing to low income residents. And also the study findings was provided helpful recommendations that can assist the local government in proper decision making and help to improve the challenges of affordable housing delivery to the low income groups of the city.

Urbanization and Urban Housing Supply

Between 1800 and 1950, the population of the world living in cities with 20,000 or more residents enlarged from 21.7 million to 502.2 million, expanding 23 times in 150 years, while the total world population prolonged about 2.6 times in the same period; 2.4 percent of the

world's population lived in city and town centers of 20000 or more in 1800, 20.9 percent in 1950 (Moore, 1966:14). In 1900, only 233 million people (14 per cent of the world's population) lived in cities and towns. By 1950, 30 per cent of the world was urbanized; and in 1980, the figure was up to 39 per cent (Ndubueze, 2007). Currently, about 3 billion people or 48 per cent of people lives in urban settlements. This rapid growth in urban population has been accompanied by the 'urbanization of poor quality' a rapidly increasing proportion of the world's poor are now a day's living in urban centers. Housing provision the flow of houses into the market, those presented for sale or rent at any one time react only slowly to changing prices. This is because the long lead in times concerned in the construction of new houses compared to shoes or loaves of bread (Harriott and Mathews, 1998). For these reason, boosts in the supply of housing services depend largely on increases on the stock of housing accessible, and thus on the investments taking place in the housing sector. Mostafa *et.al.* (2003), classify the different stalk holders which intervene in the housing supply are state, market, and households.

Urbanization and Urban Housing in Ethiopia

Ethiopia's city and towns are characterized by inadequately developed economic base, unemployment and prevalence of poverty and slum surroundings in high level. Urban unemployment is estimated to be 16.7% and up to 28.6% in Addis Ababa. As report was indicate that nearly 40% of the nation's urban dwellers live under poverty line. An indicator of the degree of urban poverty is the amount of the urban population that lives in slums about 70% of the urban population is estimated to live in slum areas. Ethiopia has identified housing problems as one of the key problems facing urban. The Urban Sector Millennium Development Goals Needs Assessment estimated that the additional housing units needed due to population growth and formation of new households between 2005 and 2015 in order to achieve the MDGs in 2015 would be 2,250,831 units approximately 1.125 million during the IHDP period. This entails the construction of the 225,000 housing units per annum. Further, the studies conducted in different times shows that, the market mechanism has failed so far to deliver affordable houses to the majority of urban dwellers over the past many years in the country, and is not expected to respond to such huge housing needs in the foreseeable future.

Condominium Housing in Ethiopia

Since 2005 Ethiopia has implementing an ambitious government led low and middle – income housing program. The initial goal of the programmers was to construct 400,000 condominium units, create 200,000 jobs, promote the development of 10,000 micro- and small enterprises, enhance the capacity of the construction sector, regenerate inner-city slum areas, and promote home ownership for law income households. As the five years program nears completion, documentation of the program is timely. The integrated housing development program has been successful in many respects. Although the large scale program has not met all of its original targets, it has built 171, 000 housing units to date, a significance achievement considering the previously limited capacity of Ethiopian housing sector. The program has greatly increased the number of home owners that would never otherwise have owned a home within their life time, and, unparalleled, has benefited the housing market by increasing the supply of owners’ occupied housing and rental units. The program has also built the capacity of the construction sector, addressed the existing slums and been a significant generator of employment opportunities’. There are, however, a number of un anticipated challenges facing the program. The most pressing is the affordability of the units for low – income households, with the cost increases in the price of condominium houses deeming them no longer an option for many low income households. Furthermore, the inability to pay the monthly mortgage and service payments forces many households to move out of their unit and rent it.

Research Methodology ▼

Different scholars of various disciplines define research methodology, as the coherent set of Creswell and Plano (2007) rules and procedures which can be used to investigate a phenomena or situation. According to (Corbin and Strauss 2007) a research methodology includes the tools and techniques of data gathering and analysis. Research methodology is a way to systematically solve the research problem. It may be understood as a science of conducting research is a scientific way. There are three research designs: quantitative, qualitative and mixed method. A researcher may use qualitative, quantitative or a combination of the two methods depending on the type of environment and the type of questions attempted to be answered (Bryman, 2006).

Description of the Study Area

This study was conducted in the city of Adama in Oromia National Regional State, Ethiopia. The city is located 99 km South East of the capital city, Addis Ababa at an altitude of 1600m above sea level. According to the 2007 census report, the total population of Adama city was 222, 023. Besides, the population growth rate of the city (5.4% per annum) was estimated to be higher than the national average (2.5% per annum) growth rate of urban population (CSA, 2007). As documents released by Adama City Administration of Communication Office in 2017, Adama city covers an immense area of 15, 934 hectares and intended to expand to 31,185 hectares in 2017/18, according to Adama master plan revision project office. It is poised to be the second largest city in Ethiopia. The population of Adama city is ethnically heterogeneous that existed for a century. All the members of the community have been living together as sisters and brothers with sense of strong social networks, social interdependence, resource sharing, tolerance and respect irrespective of their religion, ethnicity, language, political stance, cultural divides and demographic differences.

Study design

The study was conducted with the aim of describing supply and affordability of condominium housing in Adama City. The researcher employed mixed research method by using convergent design method. Depending on the nature, objectives and available resources, mixed research method (triangulation) was applied for this research. The use of mixed approach is provides an expanded understanding of research problems. To achieve the objective of the study both quantitative and qualitative data were gathered from primary and secondary source. The primary data, both qualitative and quantitative were collected through questionnaire, interview, focus group discussion and personal observation. Both open and close ended type of questions was designed to obtain information on the supply and affordability of condominium housing for dwellers in the study area. The secondary data was collected from published and unpublished literatures and books, and statistic of abstract of data from Adama Housing administration housing and transfer offices and Central Statistical Agency. For this study both qualitative and quantitative methods of data analysis were employed. Qualitative data from structured questionnaires, interview, personal observation and FGD analyzed using descriptive analysis under category of themes. While analyzing quantitative data SPSS (statistical Packages for Social Science) version 22.0 was employed. Then, the analyzed data was presented in percentage, tables, graphs and figures as additional to the discussion.

Result and Discussion

The research interprets and analysis the findings gathered from primary and secondary sources. The result of study focuses on the findings of supply and Affordability of condominium housing for low income urban resident of study area. In this study 130 questionnaires were prepared and distributed to selected households and two interviews were made with Adama housing Administration and transfer in addition there was one focus group discussion conducted with the condominium housing residents of selected area. Accordingly 130 questionnaires distributed for the sampled respondents, 100 respondents have properly completed the questionnaire and returned within a time.

Demographic Characteristics of Respondents

Respondent	Characteristics	Frequency	Percent
Age	31---43	65	65%
	44---56	15	15%
	Total	100	100%
Sex	Male	60	60%
	Female	40	40%
	Total	100	100%
Marital status	Single	13	13%
	Married	82	82%
	Widowed	4	4%
	Divorce	1	1%
	Total	100	100%
Educational level	Illiterate	1	1%
	Write and read	3	3%
	Primaryand secondary	3	3%
	TVT level	7	7%
	Diploma	27	27%
	BA/BSc	52	52%
	MA/MSc and above	7	7%
	Total	100	100%

This part focuses on the demographic features of respondents: Age, Gender, Marital Status, Educational level of the study area. From the table the data show that the age structure of the respondents has an adult composition with 65% in the 31-43 years old category. Of the total respondents, those in the age group 18-30 (20%) and followed by the age group of 44-56 (15%). This implies that the Adult age categories prefer to live in condominium houses. In

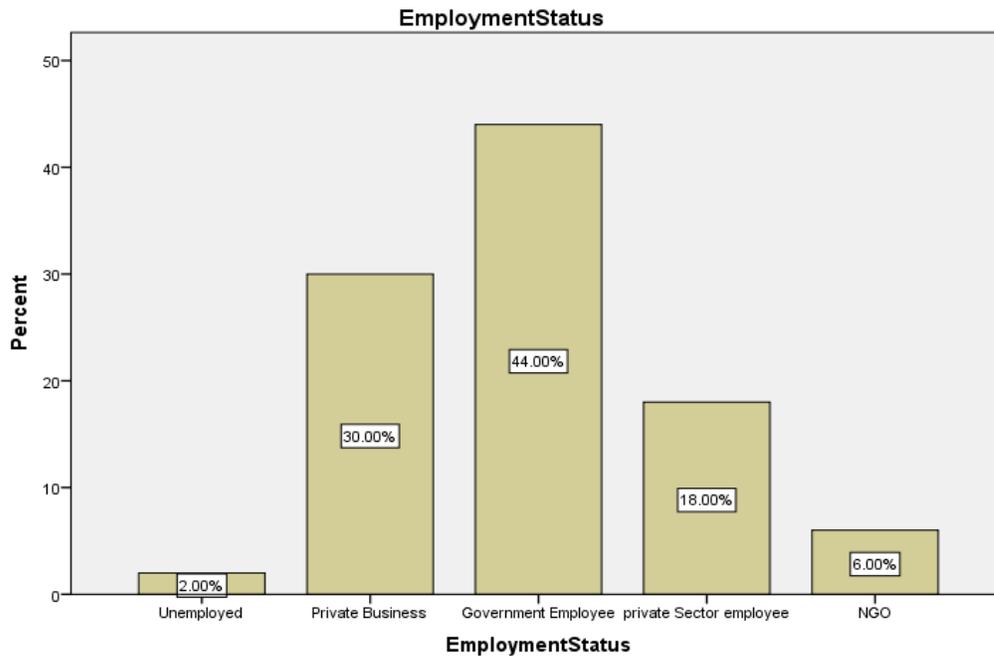
terms of gender, among the total sample of the respondents, 60% of the respondents were male-, and the remaining 40% were females

With regards marital status, as table 1 show from total respondents 82 % are married and followed by single 13% and 4 % is widowed the remaining 1% divorced.

When we see the educational level of the respondents about 1% of the respondents are illiterate, 3% of them are read and write, 3% of them were attended primary and secondary education. 7% Those who attend TEVT level were 27 % and diploma, 52% degree and 7% above degree . From the findings it can be explained that, those who attend degree level and diploma 79%. It indicates that, a large number of the respondents were educated. Increase the educational status of the people it also increase their income capacity. Majority of respondents of the study area can earn better amount of money than the respondents that have less educational status. According to Dawit (2016) In developing countries like in Ethiopia, education is an essential factor that increases access to better occupation and income. In addition, better-educated people may try to use the available resources to reduce the housing problem.

Employment status respondents of the study area

The employment status of the households in the study area shows that 44 % of them were government employee 30% of them were engaged in private business employee, and 18% were private sector employ. In contrary, 6% and 2% of the respondents were NGO workers and unemployed.



The finding shows that, here are only 2% of the residents of the study area are unemployed. In the contrary 98% of the households can earn their own income. This shows that households who own and rent the condominium house are engaged in different works. This finding is consistent with the findings of Tsion (2016) who reported that significant number of the residents of the study area can earn their own income.

Monthly income of respondents of the study area

Income	Frequency	Percent
1000-2000	3	3
2001-3000	4	4
3001-4000	6	6
4001-5000	6	6
5001-6000	9	9
6001-7000	17	17
7001-8000	17	17
>8000	38	38
Total	100	100

Table 2 indicates that, in the survey area 38 % of the respondents earn a monthly income of \geq above 8000 birr, 17 % of the respondents have a monthly income ranging from 7001-8000 birr,

and 17% get a monthly income of 6001-7000 birr, similarly 9% get monthly income of 5001-6000 6% of the respondents earn 4001-5000 and followed by 4% gets monthly income 2001-3000 finally 3% of them were earning 1000- 2000 birr per month. This study find out that, majority of the respondents earn more than 5000 of Ethiopian birr. Depending on this finding, these households have better monthly.

Cost of condominium house and price of rent

Is the Cost Of Condominium Housing Or Renting Prices Affordable?	Frequency	Percent
Yes	29	29.0
No	71	71.0
Total	100	100.0

According to the above table large number (71%) of the respondents replied that the financial rules to pay condominium houses are difficult. If the financial rule is not properly arranged to help the lower income groups, the urban poor cant benefited or own condominium houses. So from this table one can say that financial rule for condominium is weak to serve the urban low income groups. In this regard 26% of respondents believe that the financial rule is not difficult to own condominium houses.

Water provision

With regard to water supply the total sample of the respondents, 46 % were reported that, water supply is not serving regularly. On the other hand, 41% of them explain that the water provision is serving regularly 13 % the respondents replied that there is less power to reach the upper floor.

As this finding indicates the majority of the respondents repotted that they didn't get adequate water even if it's the problem of Adama city, it has worsen for condominium residents. Because the toilet is inside the house, if water is not available it is difficult to use toilet without water. Due to modern housing type topology of condominium the consumption capacity of the residents are high compared to the previous residents of the area. So the Adama City water sewerage Authority should give attention to supply adequate water for the study area

Access of water

What Do You Think Access Of Water?	Frequency	Percent
It is serving regularly	41	41.0
Does not serve regularly	46	46.0
There is less power to reach the up floor	13	13.0
Total	100	100.0

Management of solid wastes

Is there any problem with waste management?	Frequency	Percent
Yes	88	88.0
No	12	12.0
Total	100	100.0

The above table indicates that majority of the respondents (88%) are replied that there is a problem of waste management among condominium residents and on the contrary (12%) of the respondents reported that there is not a problem of waste management. This indicates that the living environment of condos is not suitable to live in; the finding suggests that this could have a negative impact on human health.

Conclusion and Recommendation

Housing has been universally recognized as one of the three basic needs in addition to food and clothing. As UN HABITAT (2010) stated, 80% of the Ethiopian population lives in under standard slum housing that needs either renewal or significant up grading this shows that presence of large demand for affordable housing .

The demand for affordable houses of low and middle income groups increasing over time, to solve this problem, the city government of Adama started constructing low cost housing program 1998 EC (2006) the program tried to allow the low and middle income groups to access houses. Due to population growth with increase urbanization, high cost of construction materials, and shortage of housing finance of government and urban poor's are in challenges to condominium house owners.

As research finding indicates from demographic features of respondents the researcher find out that the majority of the respondents of the study area are adult and educated. (TVT level and above), and also large number households living in condominium earn their own income. This shows that very small numbers of households that get low income are benefited. Regarding income level, the analysis indicates that the majority of respondents were middle and high income group earners. This implies that condominium housing program is benefiting middle and high income group urban dwellers that is why, they can afford the cost and renting price .on the contrary it ignores lower income group residents (they couldn't afford). And also the study indicated that large number of condo owners didn't owned their houses by process of registration and lottery method.

In addition the study confirmed that the living condition of condominium households of the study area in relation to challenges: problem of water supply, housing quality, problem of waste management and poor social interaction. As well as absence of communal housing is also additional problem.

- There is a huge gap between housing demand and supply. To minimize the gap or to address the problem the researcher recommends the following activities:

- The government with collaboration of Adama city Administration should revise the affordability of condominium housing for low income group of Adama city. And Search another way to help these people to own houses.
- Any attempt to solve the problems that were related to housing facilities must also target the poor households.
- The government must try to bring down price of condominium houses by improving policy and implementation. Furthermore the government should reduce the cost or price of house to make it affordable with collaboration of concerned stake holders and NGOS that can support financially or in contraction material.
- Before starting the condominium housing project or other house for residents the city Administration and regional government have to participate and discuss with residents to get preferable way.
- To make the society to contribute their best concerning housing finance, Capacity building programs to encourage the saving culture of the society is very important. This may make the dwellers proud and accountable for the project intended to be built.
- The government have to developing and encourages, private financial institutions encourage the urban poor to improve their financial capacity through the provision better job opportunity

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