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Urban Housing Strategy of Ethiopia

August 2013

Addis Ababa

1.Back Ground

- Population 80 million, over 950 towns and Cities, double digit economic growth
- Pressing Slum condition
- Housing shortage
- unemployment condition



2 Housing and Slum Upgrading Targets in GTP

- 1)Construct of 500,000 housing units
- 2)Create 400,000 Job opportunity(housing sector)
- 3)Reduce the number of slum dwellers by half (60% to 30%)

What has been Done?

- Review the Land Development and Management policy
- Review the Lease Proclamation No.227/2002
- Review Urban Planning strategy
- Review Housing policy and strategy/ affordable housing schemes/



What has been Done?

- Over 200,000 housing units has been constructed /women are the beneficiary group/
- 370,000 job opportunities
- Completed piloting
- Over 25 slum Renewal projects successfully conducted
- In 16 towns slum upgrading infrastructure and services /KFw and World Bank/

Housing strategy

- To guide the government intervention and participation of stakeholders in the sector.
- To Integrate and coordinate efforts to enable access to housing by the poor and mid income level house holds.
- To Integrate the sector with employment creation.
- To encourage saving and arrange financial schemes

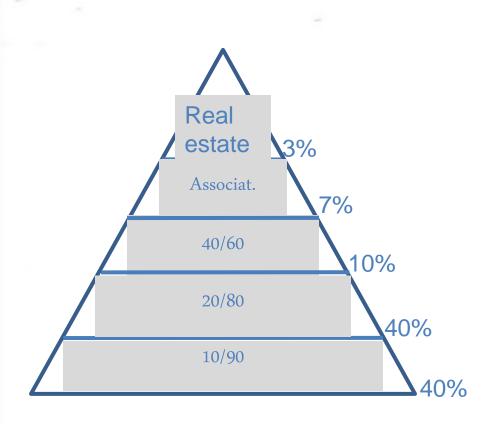


Support packages and schemes

- Free land supply
- Taxation
- Technical support
- Establish saving schemes
- Loan arrangement
- Undertake Capacity building



Housing Supply Pyramid





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Housing Cost and Saving Floor Type Housing Type Floor Area Cost Monthly saving Saving period G+2 Studio 29 38.000 187 3 Year



20/80 Housing program

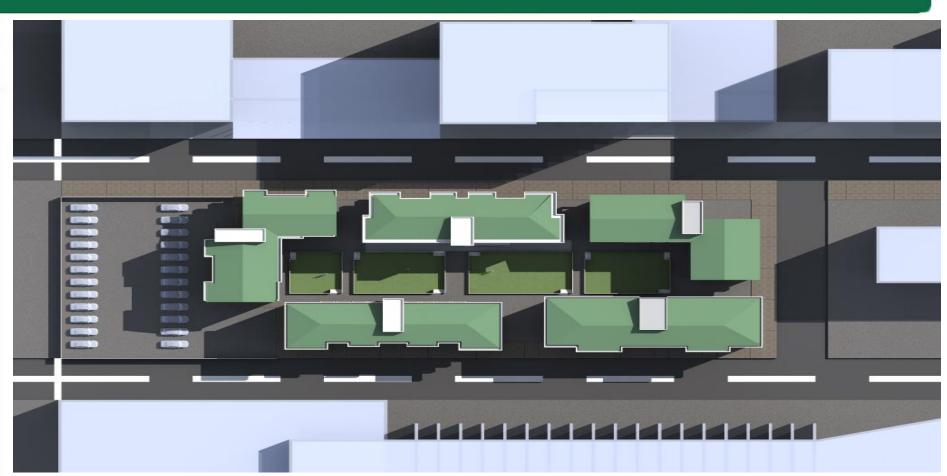




Housing Cost and Saving					
Floor types	Housing Type	Floor Area	Cost	Monthly saving	Year of Saving
	Studio	32	61,070	151	
Existing G+4 G+7	1 BR	50	126,721	274	5 Year
	2 BR	65	224,000	561	
	3 BR	85	304,215	685	







Housing Cost and Saving					
Floor Type	Housing Type	Floor Area	Cost)	Monthly saving)	Saving Period)
New G+4 G+7 G+12	1 BR (+1)	50	126,721	196	
	2 BR (+1)	70	224,000	401	7 Year
	3 BR (+1)	85	304,215	489	



40/60 Housing Program





Housing Cost and Saving						
Floor Type	Housing Type	Floor Area	Building Cost	Monthly Saving	Saving Period	
	1 BR	55	162,645	1033		
G+9 G+12	2 BR	75	290,000	1575	5 Year	
	3 BR	100	386,400	2453		

4. Housing Association Program

- 1) In industrial zones, higher educational institutions and in other organizations
- 2) Government support is geared to support them with
 - Design and technical support
 - Land on low lease price
 - Infrastructure





G + 2 Typology





Housing Association

Housing Associations supported by Org.						
Floor Type	Housing Type	Floor Area	Cost	Payment	modality	
CI2	1BR	45	210,000	50%	50%	
G+2 G+4	2BR	65	280,000	100%		
014	3BR	80	385,000	100%		



Housing Association Villa Types

NO	Housing Type	Area	Cost / meter square	Total cost
1.	One Bed Room	45	2,000	90,000
2.	Two Bed Room	65	2,000	130,000
3.	Three Bed Room	80	2,000	160,000

Thank You!!!