

KIBERA (NAIROBI, KENYA) AND THE CONDOMINIUMS OF ADDIS ABABA (ETHIOPIA)

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PRESENTATION MADE AT THE SUSTAINABLE
COMMUNITIES WORKSHOP IN DAR ES SALAAM,
TANZANIA 12TH TO 22ND MARCH 2013

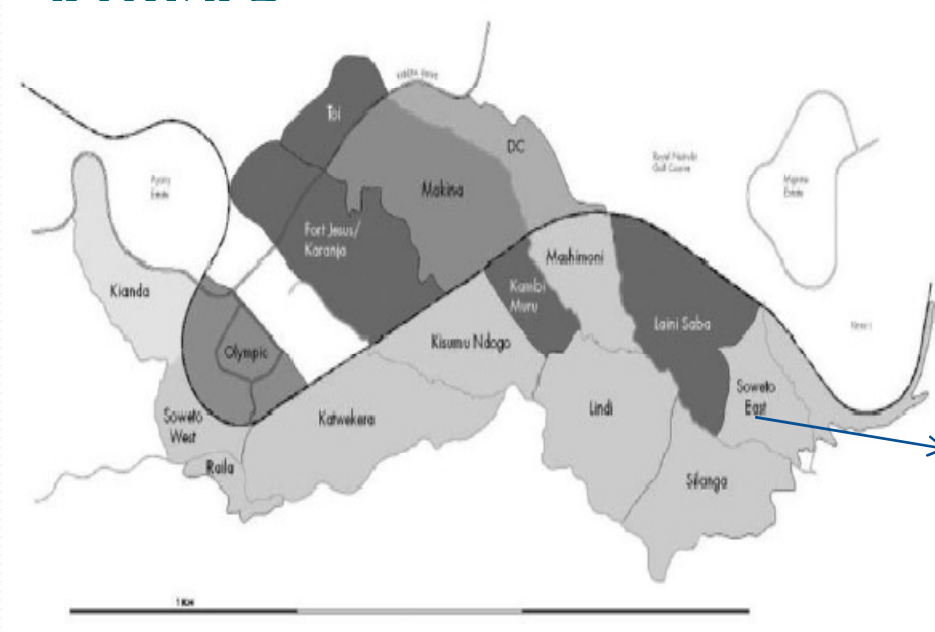


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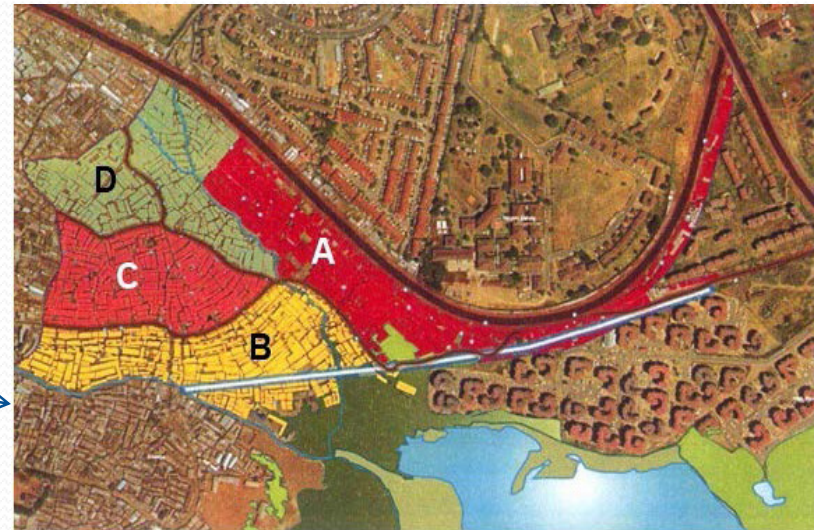
To identify the reasons for the failure of the Soweto East Pilot Project of Kibera (Nairobi) in comparison to Bole Condominiums (Addis)

MAPS

KIRER A



SOWETO EAST



MAPS



STAKEHOLDERS

KIBERA (REDEVELOPMENT), NAIROBI

- Local residents
- UN HABITAT
- KENSUP
- Ministry of Housing
- Ministry of Planning
- Ministry of Lands
- NGOs

BOLE, ADDIS

- Ministry of Planning
- GTZ
- Local communities
- UN HABITAT

REAL SITUATION IN SOWETO EAST OF KIBERA





SITUATION ON GROUND

- Poor hygiene
- No access route
- No water, electricity, sanitation
- Overcrowding
- Indoor pollution
- Ethnic problems

HOUSING TYPE IN PILOT SOWETO EAST- LANGATA



HOUSING IN CONDOMINIUM



Condominium housing is a name given to the form of housing tenure where each resident household owns their individual unit, but equally shares ownership and responsibility for the communal areas and facilities of the building, such as hallways, heating systems, and elevators. There is no individual ownership over plots of land. All of the land on a condominium site is owned by all homeowners. Source: UN-HABITAT 2010



POWER BALANCE

KIBERA

- Government – land
- Financial – government/KENSUP
- Rents to be paid by individual families

BOLE

- Government – land
- Financial – government/GTZ
- Rents – individual families
- Ownerships – government made arrangements with banks

OBSTACLES IN THE NEW SITE OF SOWETO EAST-LANGATA

- Lack of political goodwill – no honesty in selection of tenants – registration through Ministry of Planning
- Gender imbalance – only men with tenant details allowed to register
- High rents
- Relocation to Old Soweto East after the area is redeveloped
- Sharing of 3 bedroom flat with three families
- No business opportunities within compound
- Communal space dirty as managed by Ministry of Housing

SUCCESS OF CONDOMINIUMS

- Political goodwill
- Gender balance
- Lottery system
- Fair rents
- Ownership through facilitation of loans
- Studio, 1, 2 and 3 bedroom houses
- Family renting/ownership
- Business opportunities in compound
- Communal space clean as managed by owners/tenants