

Factsheet



Country: Ethiopia

Project: Low-cost Housing

Promoting the Construction Sector Ethiopia

Challenges

The “Urban Century” has begun. In the majority of the developing countries cities are growing at an alarming pace of 8% and more per annum mainly due to migration from rural to urban areas.

Manifestations of poverty are clearly visible in all large cities. They include overcrowding, high rates of crime, pollution and environmental hazards, inadequate housing, as well as inadequate access to clean water, sanitation, electricity and other basic services.

In order to achieve the MDGs poverty efforts must be accelerated - more investment in human development and infrastructure is required

Addis Ababa, Bole/Gerji Settlement

Large scale housing & infrastructure programs create employment, purchasing power and promote the economy.

Housing has been universally accepted as the second most important human need after food.

Decent housing is the key to become a human being.

GTZ Low-cost housing approach

Since 1999 the GTZ Low-cost Housing Project has demonstrated financially feasible and technologically sound cost-efficient housing solutions (“best practices”) in order to provide affordable housing to low urban income dwellers in Ethiopian cities.

The housing designs vary from villa type housing units up to five storey apartment buildings.

Starter units, growing and row houses offer a variety of possibilities for lower income group to select according to their existing financial capabilities.

The housing units and apartments are sold to the beneficiaries in order to promote ownership and responsibility in regard to maintenance & repair.

Neighborhoods - a fascinating mix

Conducive neighborhood designs including green areas, open spaces & communal facilities combined with top architecture guarantee improved living conditions even with a higher degree of densification and vertical growth.

Considering mixed functions within



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Finishing work at Addis Ababa, Bole/Gerji Settlement

the housing schemes and a socio-economically mixed allocation of beneficiaries creates lively townships.

The priority usage of inner city areas economizes on the costs of basic infrastructure being provided on a timely basis. It also helps to reduce costly urban sprawl. Modern software programs guarantee top architecture, detailed cost calculation, monitoring and supervision.

Construction costs reduced by half

Construction is based on Low Cost Housing (LCH) technology, which uses prefabricated building elements. As a result, savings were made of up to 50% on conventional building costs.

The construction sector – motor of economic development – has boosted the economy, improving its competitiveness.

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Low-cost technology - Governmental program

The Ethiopian Government has approved the cost-efficient and environmentally friendly technology as basis for all further construction financed by public funds.

Massive employment creation

Housing construction creates jobs for tens of thousands of mostly unemployed youth, leads to the establishment of small and medium-sized enterprises, and runs the building and construction sector into a driving force for economic growth.

Local banks have started releasing individual loans for housing with up to a 15-year term whenever the LCH technology is applied.

Best practices replicated in large scale

The sustainability of the project is underlined by the fact that the municipality of Addis Ababa itself now uses the LCH method in the construction of new housing and public buildings. Addis Ababa has placed contracts with GTZ International Services for the construction of 20,000 residential units worth more than EUR 60 million.

Our Low-cost Housing Service package

Advisory service in:

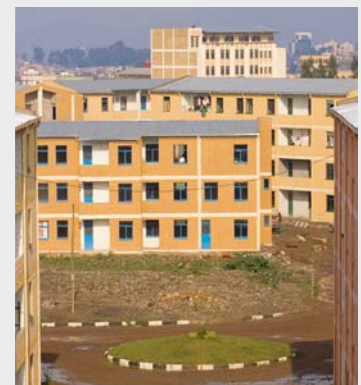
- Tailor-made neighborhood, architectural, sanitary, electrical &

structural designs

- Detailed cost calculation, monitoring and supervision
- Alternative, environmentally friendly sanitary designs (ECOSAN, etc.)
- All inclusive cities
- Training – on – the job on all levels
- Small & micro enterprise promotion
- Establishing adequate organizational structures
- Improving financial services
- Timely provision of basic infrastructure
- Improved competitiveness of the construction sector
- Cost-efficient & environmentally friendly construction technologies
- Beneficiaries' organization (empowerment), communal development, gender, HIV/AIDS prevention strategies
- Public Private Partnerships in the construction sector.

It is an overall capacity building approach, demonstrating best practices in order to achieve a win-win combination!

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Impressum



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Low - cost Housing

GTZ International Services