

# Low Cost Energy Efficient Housing by South African Housing Associations

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Rogier Jongeling MSc - Wim Klunne MSc - Stephan Maathuis MSc - Ynso Suurenbroek MSc

## *Introduction*

When the Government of National Unity came to power in South Africa in 1994, it inherited a housing sector with severe abnormalities as a result of the policies and political turbulence of the Apartheid era (DoH, 2000). One of the main problems was and is the enormous housing backlog. The total housing demand for the coming 20 years is estimated on 5.7 million houses (ECN, 2000). To cope with this demand for housing, the government adopted in 1994 a housing policy aimed to build one million low cost houses by the year 1999. By the end of 1999 the delivery of the promised one million houses was not met and the current delivery experiences also problems. The houses produced in general did not meet the standards as set by the government. Especially the quality and affordability of the housing products were not satisfactory.

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