

Green Housing & Energy Limited

Dedicated to Sustainable Social Business



GHEL Low Cost Housing

GHEL Green Housing and Energy Ltd. (GHEL) is a social impact business dedicated to combating poverty through empowering low income people and making a better living environment available to them. GHEL is supporting underprivileged people to improve their living conditions through raising their levels of health, education, employment and income. By offering a wide range of customized products and services to an affordable price GHEL is targeting the socio-economic problems of green energy supply (solar/biogas), housing, water supply, enterprise development and capacity building. GHEL has established a platform where investors can participate in social impact business projects through equity investments and technology transfer for achieving real impact in community development.

THE PROJECT The GHEL Green and Low Cost Housing Program has adopted best technologies from around the world and are designed by high-caliber architects and civil engineers. The durability of houses as well as the affordable prices and customized mode of payment corresponds perfectly to the needs of low and middle income people living in rural areas in Bangladesh. GHEL believes that housing solutions specifically designed for rural living conditions will have a significant impact on the economic situation and social status of families. In addition to providing comfortable living conditions, the houses are designed to be suitable to accommodate home grown businesses. The aim is to increase inhabitants living standards as well as to foster their productivity by providing them facilities in which to set up their own SMEs.



OBJECTIVE OF THE PROJECT

GHEL's goal is to provide affordable, durable and environmentally friendly housing alternatives to low-income people in rural and semi-urban areas. The objective for the next three years is to build 8 000 low cost houses around the country. By offering flexible repayment plans GHEL wants to support rural families and households in gaining access to improved housing facilities.

SUSTAINABILITY OF THE HOUSES

The main advantage of the GHEL Low Cost Houses is their durability and longevity compared to traditional houses. All the parts are pre-fabricated/pre-cast and the structures are of extremely high quality. Features supporting the sustainability of the houses are e.g. an elevated concrete floor that protects against flooding and erosion during monsoons. Since the houses are built with concrete blocks made from cement, sand and stones, the whole construction is both eco-friendly and resistant to changes in weather. The walls and RCC pillars make the construction exceptionally durable while eliminating the risk of termite infestations. The houses are seismic shock-absorbing and solid enough to endure earthquakes and cyclones.



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AFFORDABILITY OF THE HOUSES

GHIEL Low Cost Houses are designed for low-income people and the cost is on average 40% cheaper than traditional houses. In order to make the project financially viable and attainable to its clients, GHIEL offers a payment plan consisting of the following options:

- 20% down payment at the time of order,
- 20% at the completion and handover of the house, and
- 60 % in monthly installment over a period of one to eight years.

Once the clients have completed all the payments as per contract, the ownership of the house and all its facilities is transferred in full to the client.

IMPACT OF GHIEL LOW COST HOUSING PROJECT

GHIEL believes in adding value is bringing positive changes through the unique technological solutions incorporated in its housing program. The program has numerous positive impacts — economic, environmental and social. Due to the advanced construction and indoor ventilation of the GHIEL Low Cost Houses the need for heating and cooling is minimized — cutting energy consumption and costs for the client. The sophisticated waste management and water and sanitation systems help fight disease transmission in the living environment. Additionally, incorporation of the GHIEL Solar Home System and the GHIEL Biogas Plant can meet the demand for electricity and biogas for cooking purposes.

Economic Impact	Impact on health	Social Impact	Environmental Impact
<ul style="list-style-type: none"> • Reduced living expenses • Accommodating home grown businesses • Customized and flexible payment plan • Lifetime warranty 	<ul style="list-style-type: none"> • Healthy sanitation and water supply • Quality of ventilation and hygienic conditions • Prevention of disease transmission • Long-term benefits 	<ul style="list-style-type: none"> • Improved living standards • Social status and recognition • Employment generation by home grown business • Education 	<ul style="list-style-type: none"> • Effective use of energy • Reduction of greenhouse gas • Reduction in water consumption • Waste Management

ADVANTAGES OF THE GHIEL HOUSING PROJECT

GHIEL has introduced a new concept of durable houses that are architecturally both beautiful and practical, customized to the needs of the target group as well as climate conditions in Bangladesh. According to the client's need for space and level of disposable income, GHIEL offers five different housing models. Each house contains a drawing room, a dining room, 2-3 bedrooms (master; child and guest), a kitchen, toilet and a veranda.

FACILITIES OF THE HOUSES

The following features are integrated in the GHIEL Low

Cost Houses:

- Eco-friendly sanitation, and
- Water purification system though:
 - reserved rain water, or
 - shallow tube well

The GHIEL Solar Home System and the GHIEL Biogas Plant can be integrated in the houses to further decrease environmental impact and offer savings in living expense.

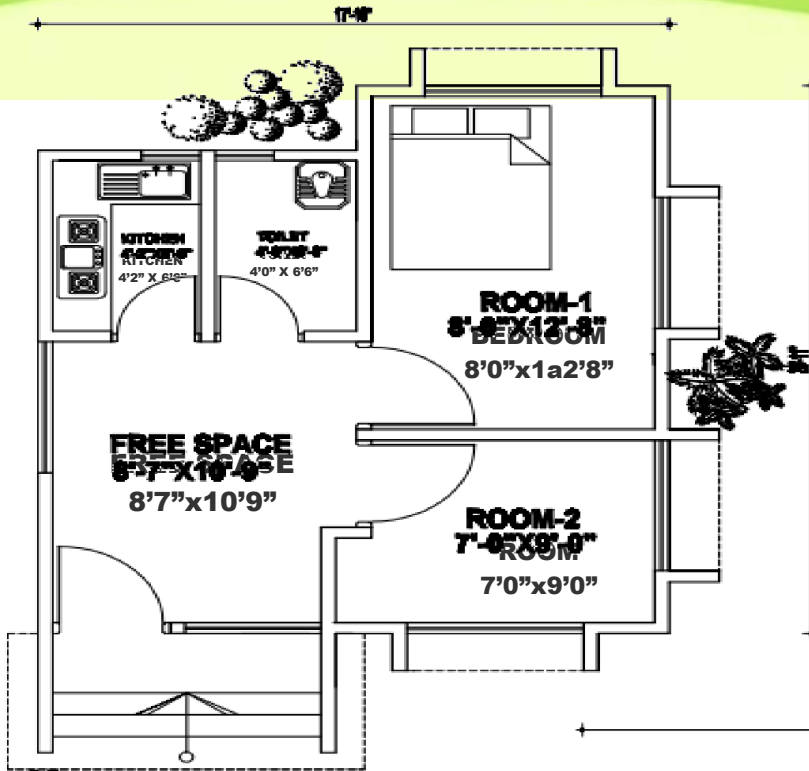
SHORT CONSTRUCTION TIME

Since blocks and models are standard-

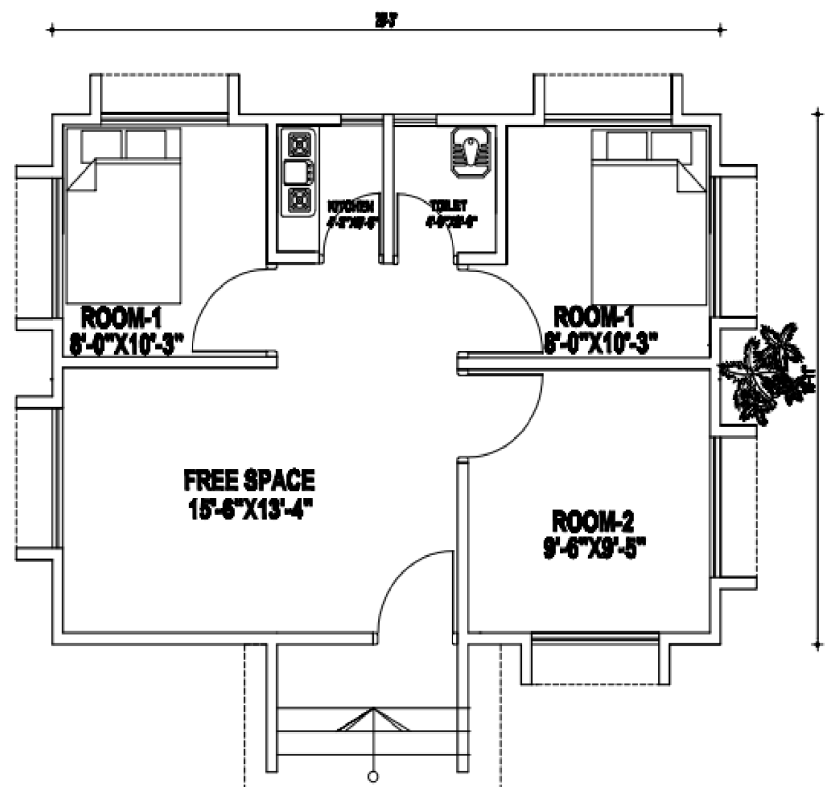
ized the houses can be constructed rapidly and any faulty pieces can easily be replaced. Construction time for a low-cost house is on average 6 to 8 weeks.

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Model A: 350 ft²



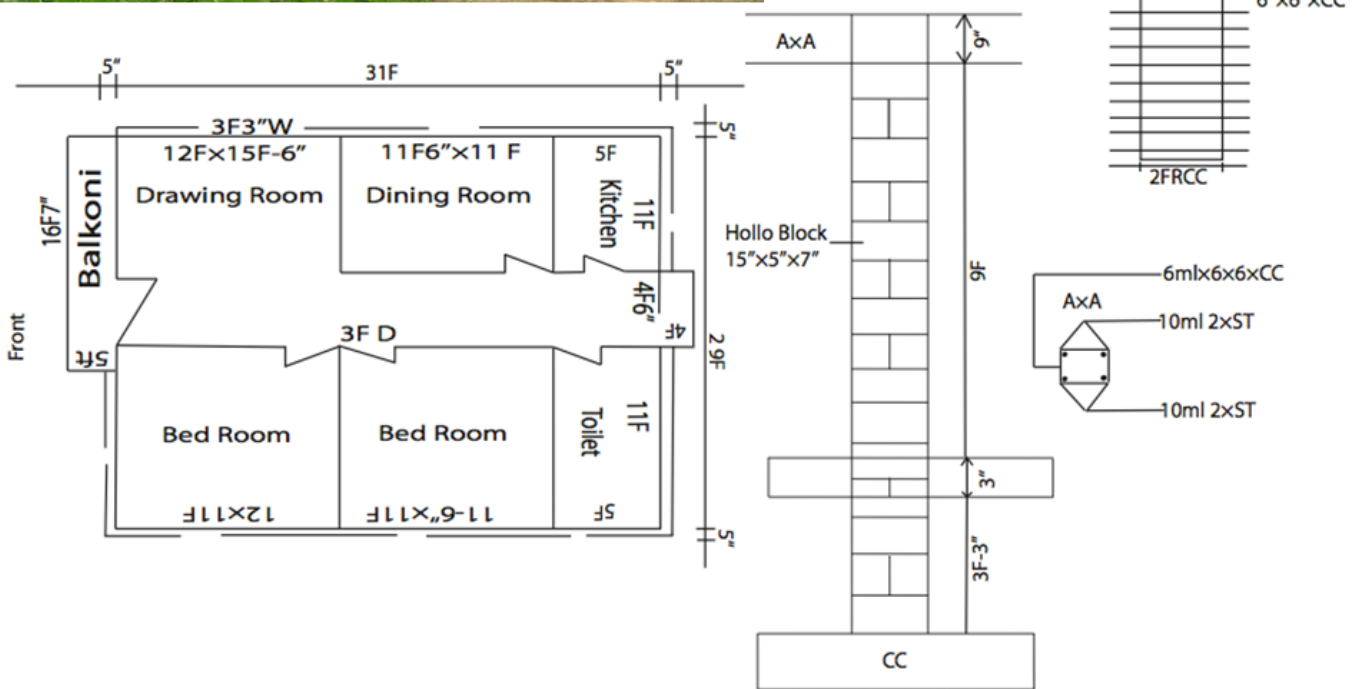
Model B: 500 ft²

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Model C: 1000 ft²



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PRICES OF THE GHIEL GREEN LOW COST HOUSES

* All prices in BDT

Size of the houses	Cash price	Number of monthly install-ments	Total price
350 ft ²	287,000	12	321,440
		24	355,880
		36	390,320
		48	424,760
		60	459,200
		72	493,640
		84	528,080
		96	562,520
500 ft ²	414,000	12	463,680
		24	513,360
		36	563,040
		48	612,720
		60	662,400
		72	712,080
		84	761,760
		96	811,440
600 ft ²	483,000	12	540,960
		24	598,920
		36	656,880
		48	714,840
		60	772,800
		72	830,760
		84	888,720
		96	946,680

Size of the houses	Cash price	Number of monthly install-ments	Total price
800 ft ²	672,000	12	752,640
		24	833,280
		36	913,920
		48	994,560
		60	1,075,200
		72	1,155,840
		84	1,236,480
		96	1,317,120
1000 ft ²	840,000	12	940,800
		24	1,041,600
		36	1,142,400
		48	1,243,200
		60	1,344,000
		72	1,444,800
		84	1,545,600
		96	1,646,400



www.ghel.org

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