

Eco-Insulation Gaps It

Gap housing is best described as those residential units whose prices fall between those supplied by government and those delivered by the private sector. A perceived gap exists in the monthly income requirements for the prospective owner of between R3 500 for government housing and R15 000 for private.



Covering Gap Housing: Eco-Insulation. Image by Gareth Griffiths Imaging.

These levels of income are too little to enable them to participate in the private property market, yet too much to qualify for state assistance.

The approach of the City of Cape Town is to induce the private sector to supply housing units at lower prices, and also to encourage low-income, employed individuals to build their own homes. According to the City, more cost-effective building technologies and materials contribute to delivering the gap housing product in greater numbers.

Pelican Park is situated along the Southern shore of Zeekoevlei off Strandfontein Road and is about 5km north of the False Bay Coast.

When completed, it will include more than 2 100 state-subsidised houses, 696 single-storey semi-detached gap houses and 63 double-storey house shops from which residents will be allowed to operate small businesses.

The budgeted cost was R 5-million of which a significant contribution is to be received from the provincial government of the Western Cape. "We are so excited about this project, as it will provide houses to 3 200 families in one of the first integrated housing projects in Cape Town. Home ownership is one of the most significant economic achievements for an individual," said the City's Councillor Gqada.





The City of Cape Town's Gap Housing Project at Pelican Park. Image by Gareth Griffiths Imaging.

Eco-Insulation was contracted to install ceiling insulation to specification SANS 10400 XA Code of Practice. According to Eco-Insulation GM, Richard Ellis, this means that product had to be pumped into the ceiling of each residential unit to a thickness of 135 mm. Each housing unit (pictured), varying in size between 48m² to 74m² in area, is constructed in compliance with the SABS Energy Saving codes of practice.

Made from flame-retarded recycled cellulose fibre, Eco-Insulation is an established green brand, giving developers peace of mind – meaning seamless service on site and 100% coverage inside the roof. The brand is truly the contractor's dream due to the very efficient process of installation. The product is installed professionally by teams of qualified fitters.

Each home owner is issued with a certificate of warranty and hence peace of mind. Teams are available nationwide and in Botswana.

“Specifiers, project managers and quantity surveyors are advised to appoint insulation contractors carefully. It is not uncommon for insulation to be laid at below the minimum specified thickness in order to cheapen the price to get the job.

SANS legislation requires minimum thermal performance standards, so installers who support this practice are not only flouting the law but also doing property owners a grave disservice. Check the trade association website www.tiasa.org.za for technical information in this regard, or visit the new Eco-Insulation website at www.eco-insulation.co.za for some good advice,” says Ellis.

From the design perspective, Eco-Insulation provides the lowest carbon footprint of all insulation types available and is key to providing sustainable green-compliant solutions to the built environment for the foreseeable future.

FOR MORE INFORMATION:

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