11 unihouse

HOTELS AND HALLS OF RESIDENCE

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Unihouse modular house factory, Bielsk Podlaski, Poland



Sławomir Kiszycki President of the Management Board Unihouse SA Enriched by a decade of experience and having completed approximately 2,700 apartments, our company Unihouse SA is today a significant manufacturer of modular buildings. We are a supplier of modules through business partners to many European countries.

Unihouse is part of the Unibep SA capital group, which has been on the market for 70 years. Is one of the biggest construction companies in Poland.

As Unihouse, we are not only a manufacturer of wooden modules – we are the general contractor for multi-storey buildings, such as hotels, halls of residence and residential buildings. We invest comprehensively – we design, manufacture and construct our Clients' visions.

Unihouse wooden modules are made of natural, environmentally-friendly materials. They ensure safety and high comfort of use.

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We build with passion



grupa Unibep

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We are in the Unibep Group together with Unibep SA, one of the biggest construction companies in Poland. It has been listed on the Warsaw Stock Exchange since 2008 and we use its support and vast experience of 70 years.

Unibep SA is a general contractor on the domestic market and abroad. the company also operates in the road and bridge infrastructure segment, and through Unidevelopment SA is a developer on markets of Warsaw, Poznań and Radom.

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Construction without borders



Quality always comes first



European Technical Approval



Environmental System Certification ISO 14001:2015



Quality management system ISO 9001:2015



Certified Occupational Health And Safety Management System OHSAS 18001:2007



Polish Association of Prefabricated Buildings Producers



Norwegian Association of Housing Producers



Central Authorisation For Construction Companies In Norway



Norwegian Technical Approvals



German Association for Quality of Construction Assembly and Prefabricated Houses



Certificate Of Compliance With German Standards



German Quality Mark For The Construction Of Wooden Houses

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High quality construction





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Cost-effective construction



Benefits package



The development time at the construction site, depending on the scale of investment, is just three to six months



ECO ener proc dem

energy efficient production process and low energy demand means lower maintenance and running costs

3



Unihouse designs, manufactures and delivers turnkey standard hotel project





Modular construction |means easy expansion, addition of floors and possibility to move the facility to different places

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Construction full of innovation

4000 4000 4142 4000 4000 4000 4000 storage 6,70m² 7 0 0 0 0 0 0 0 0 3 0 0 0 0 0 0 0 0 000 0 L staircase 7,83m² storage WOMEN TOILET Ground OPEN SPACE 152,00m² floor plan 16000 ENTRY 105,00m² 0 MEN TOILET STORAGE G 2,31m² RECEPTION 10.05m² C MANAGER ROOM TOLET - Th social room 17,46m² 0 0 . B m m $\overline{}$ 8 A.S. TOILET 6,70m2 LUGGAGE ROOM 12,83m² 1

SHARED AREA

HOTEL ROOMS



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Complete construction





1*tiu*nihouse

Comfortable construction





thrunihouse

Functional construction



Akademiki LivinnX, Kraków, Poland



1 unihouse

Modern construction



Suntago Village w Park of Poland, Wręcza, Poland



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Modular construction

Suntago Village w Park of Poland, Wręcza, Poland

177 IL

Summing.

Total .





92 apartments



fully fitted and furnished



assembly in 11 days



6 months from an agreement to its implementation

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Comprehensive construction





Choosing Unihouse for the manufacturer of houses for Suntago Village was influenced by many factors. To the most important is its experience gained on the European and, above all, on the Scandinavian market and ecological technologies used in construction and high standard finish of modules.

Guy Simmons, Partner in Hotel Professionals Management Group

In barely a few months Unihouse has delivered 92 complete modular houses manufactured according to schedule, in line with the project and the investor's guidelines.

Jakub Bielecki, Project Manager of Park of Poland

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We build with passion



SELVAAG BOLIG

We do recommended Unihouse as a reliable partner, which provides its services professionally and with due diligence. The previous cooperation in its entirety allows us to perceive Unihouse as a partner, which approaches properly its obligations towards the customer.

Terje Svevad, Service Manager

Bjørnåsen Syd, Oslo, Norway.



This year the warranty period of the contract expires. I certify that the work has been carried out on time, with high quality and according to the agreed price. The warranty works have been carried out properly. I am satisfied with the realisation of the contract by Unihouse. Unihouse is a professional, experienced and worth recommending company.

Alfreda Perczak, the owner

Hotel building in modular technology in wooden construction, Mierzęcice, Poland.

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High quality construction



Akademiki Persaunet, Trondheim, Norway

RETT HJEM

I will give my biggest recommendation to the service department of Unihouse. We think that we have always been followed up in a good way by the service department. This means that we as builder can be proud of the product supplied.

Stig Mæhle, Service Manager

Stokkan Nedre, Trondheim, Norway.



The contracted works have been delivered on time and with high quality standards. The contractor has shown also very high professional standards of safety at work. Given the current cooperation with the General Contractor and its quality work, we recommend the company Unibep Oddział Unihouse as a reliable partner having a professional, experienced team of highly qualified employees.

Anders Skaget, Project Leader

Miljøbyen Granåsen, Trondheim, Norway.

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High quality construction

OFFICE

Exceptional precision owing to the implementation of projects in factory conditions

Production stages



Individual projects

Engineers and designers from the Unihouse Design Office approach each project individually. The needs of the Investor and of the future users are taken into account.

FACTORY



Assembly of modules

After the floors, walls and ceilings have been separately manufactured, the module is assembled. Everything is done in accordance with the detailed design for each module being part of a larger construction. Then, the technicians of many specialties fit the necessary installations: electric, ventilation, heating, radiators, doors, windows and other necessary elements of fit-out.

Wall production

Mostly, it is an automatic process. First, wooden elements are cut according to the design. Then, they are assembled on a special production table and subsequent layers of walls are installed in accordance with the design, also the openings for installations are cut out. The walls are filled with mineral wool adequately to the acoustic and fire requirements.

Production of floors and ceilings

All possible installations that are necessary in everyday use of the apartment are immediately installed in floors and ceilings.

CONSTRUCTION

Finishing works - Factory

After fitting of all installations, it is time for finishing works. The walls and ceilings are spackled, wallpapered and painted, and the tiles are laid. Floor boards and tiles are put on the floor. The finish is done in accordance with the client's requirements and possible changes requested by the future tenants.

Installation of the kitchen furniture, bathroom fittings

6

The modules are completely equipped with the kitchen furniture and household appliances. The customer can choose a set and colour of kitchen furniture and bathroom fittings: a shower, washbasins, wall and floor tiles and other elements of fit-out.

Transport and loading of ready -made, secured modules on the ship

Such assembled and equipped modules are secured against damage during transport. Since they are oversized objects, HGVs take them at night to the port, where by sea they are shipped from to the destination port. Then the modules are reloaded onto the trucks that take them to the construction site.



The final product

The modules are assembled, and the buildings are turnkey finished.

Assembly of modules on the construction site

The modules arrive at the construction site. Then they are mounted directly one on top of the other using a crane. They are connected to form a building structure.

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"Tailor-made" construction





Marcin Gołębiewski Construction Director at Unihouse SA

We focus on development. Since always

We monitor all the technology elements ensuring that the modules meet not only construction, but also ecological European standards. We build passive buildings and conduct research that will result in our own zero-energy building technology.

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Future of construction



Fire resistance classification: REI 90

according to PN-EN 13501-2+a1:2010

Wooden beam C24 50x100 mm Mineral wool 100 mm GK board type DF 12.5 mm GK board GK type DF 15 mm GK board GK type DF 12.5 mm

The supporting wall with a wooden structure filled with mineral wool with cladding made of OSB3 boards and DF type GK boards - performs a separating function in the event of fire.





Wojciech Podraszka Fire safety assessor

Safety. Without it everything else loses its meaning

The use of wooden framework in buildings of public utility and also in nurseries and kindergartens, does not constitute a problem in terms of fire safety. Wooden elements are able to maintain the required load capacity resulting from the fire resistance class of the designed building.

According to the guidelines of the Building Research Institute, the elements of glued laminated wood of min. width 14 cm qualifies as fire retardant, whereas the edges of the wood should be bevelled. Smaller wood elements can be simply secured as fire retardant with wood-impregnation agents.

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Safe construction





Tomasz Perkowski Architect

We closely supervise the investment at every stage of its implementation

During the design process, based on Sintef and ETA technical approvals, we implement solutions matching the needs of the project and the Investor. In order for production and construction to take place quickly and at the highest rate, every detail must be prepared accurately and in advance.

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Complete construction



The advantages of wooden construction



high comfort of living



favourable microclimate



positive impact on health



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durability for generations



short construction time



lightness of the construction



fire resistance



possibility of extension

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Construction in harmony with nature





dr inż. Krzysztof Czech Bialystok University of Technology

Comfort and durability

Wood has much higher noise damping quality than any other commonly used construction material. As a result, vibrations transferred to construction structures made out of wood are subject to much faster suppression. This positively affects not only the technical condition of the building itself, which is not as susceptible to vibrations and damage as classic brick buildings, but also has positive impact on the required comfort of living which is the most important.

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Comfortable construction





prof. dr hab. inż. Czesław Miedziałowski Białystok University of Technology

Light and ecological construction

Wood is a natural ecological resource, helping to co-shape the thermal and acoustic parameters of building partitions (walls, ceilings, roof) as well as the buildings' comfort of living, such as interior atmosphere and functional safety. The cumulated energy consumption of wood is very advantageous compared to concrete and steel.

The great advantage of wooden constructions is their lightness, which contributes to reducing the dimensions of the structure, e.g. foundations. It also contributes to simplicity of prefabrication, that is factory production of elements, their transport to the construction site, and quick assembly on site. Moreover, wooden buildings are easy to be rebuilt, renovated, dismantled and disposed.

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Ecological construction





dr inż. Jerzy Ickiewicz Bialystok University of Technology

Both silence and noise are part of our lives

The care of the acoustic parameters of the building starts at the stage of technical design development. This is a prerequisite for obtaining suitable acoustic conditions that affect the everyday use of the premises by the residents.

Noise level tests for Unihouse modules are carried out on a regular basis. This is extremely important in terms of caring for the future residents of buildings constructed by the company from Bielsk Podlaski.

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Comfortable construction

2016

Completion of the construction of the first 6-storey building Tomasjordnes Pir 6,

Tromsø, Norway

2015 2016

Implementation of the

first passive building Miljøbyen Granåsen, Trondheim, Norway

54 apartments

Conclusion of a contract with Cramo on cooperation in the field of sales and delivery of buildings in Expansion of the

2016

modular technology for production hall for the production of the European market Cramo modules

2018

Completion of

market

Kantorn 2,

2016

2016

Obtaining the European Technical **Approval for Unihouse** panel and modular products

2017

Obtaining the ISO 14001 environmental certificate in the scope of production of wooden and wood-steel

modules

of Poland.

2018 2019 2020 the first contract on the Swedish the factory Total production Tumba, Sweden area: 19,000 m²

Completion of the first 8-storey building HeimdalsPorten,

Completion of the first recreation Suntago

complex on the Polish market Norway Village Park

2015

of the first development project on the Norwegian

2011

2009 2010 Entry into use of

the first project

Brundalsgrenda,

Trondheim, Norway

Construction of a UNIHOUSE modular house factory

Total production area: 4,700 m²

Norwegian **Central Approval** issued by the **Directorate of Building Quality** (DiBK) in Oslo

Obtaining the

2012

Signing the largest contract so far

Bjørnasen Syd, **Oslo**, Norway **158 apartments** 2014 the factory Total production Delivery of the area: 9,000 m²

2014

Expansion of

building Skaregata, Alesund, Norway

first 5-storey

Beginning

market

Dregsethvegen, Stjørdal, Norway

History of Unihouse



Unihouse SA

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