

# Momentum for modular

Virtual tour to Estonia's prefab building industry'

Entreprise Estonia



25th of June 2020

[Watkostdebouwvaneenhurwoning](#)

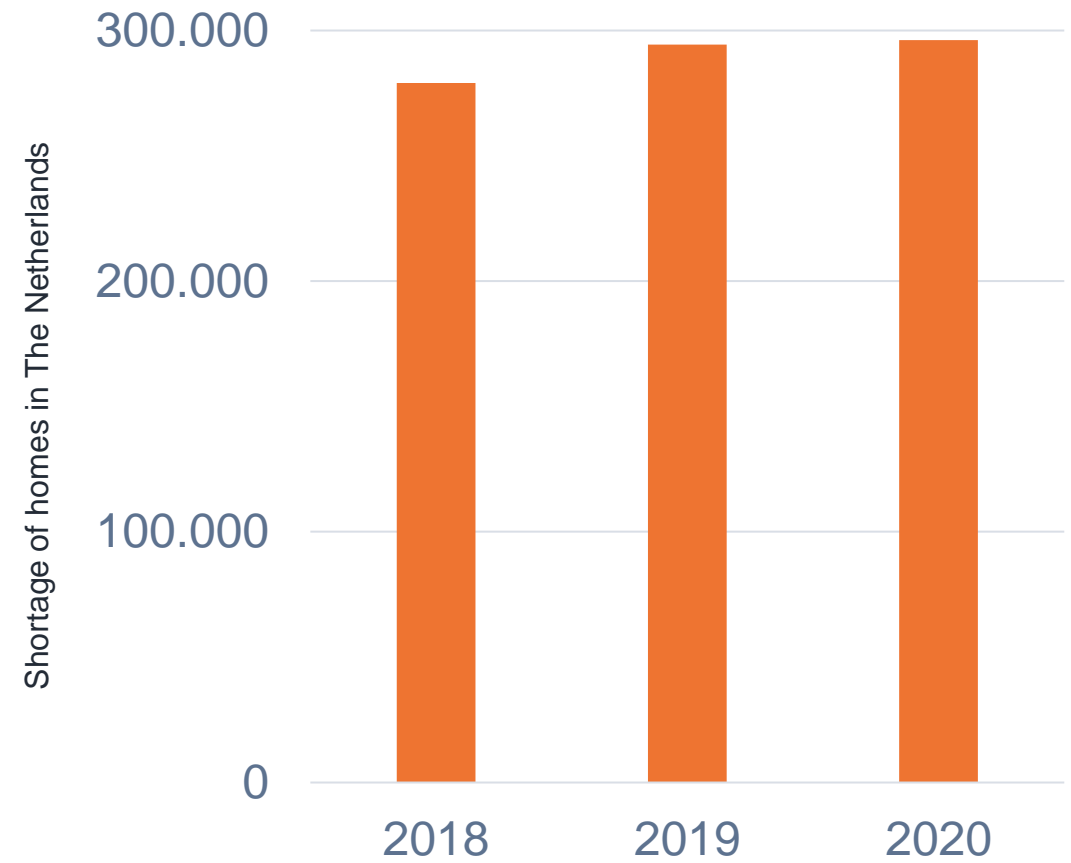
Thijs Luijkx



## Trends in affordable housing

There is a lot of pressure on the production of homes

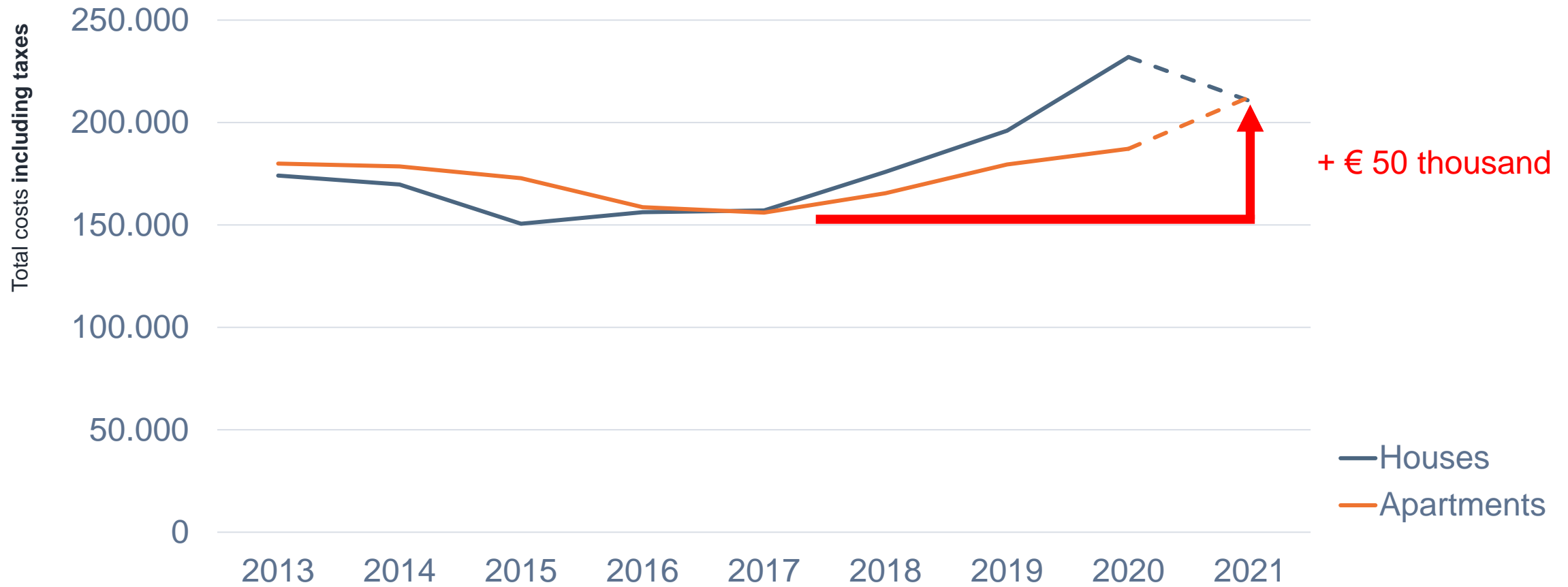
- A growing shortage of homes
- Pressure to increase production
- Shortage in the affordable segment



Source: ABF Research, Primos 2019

## Trends in affordable housing

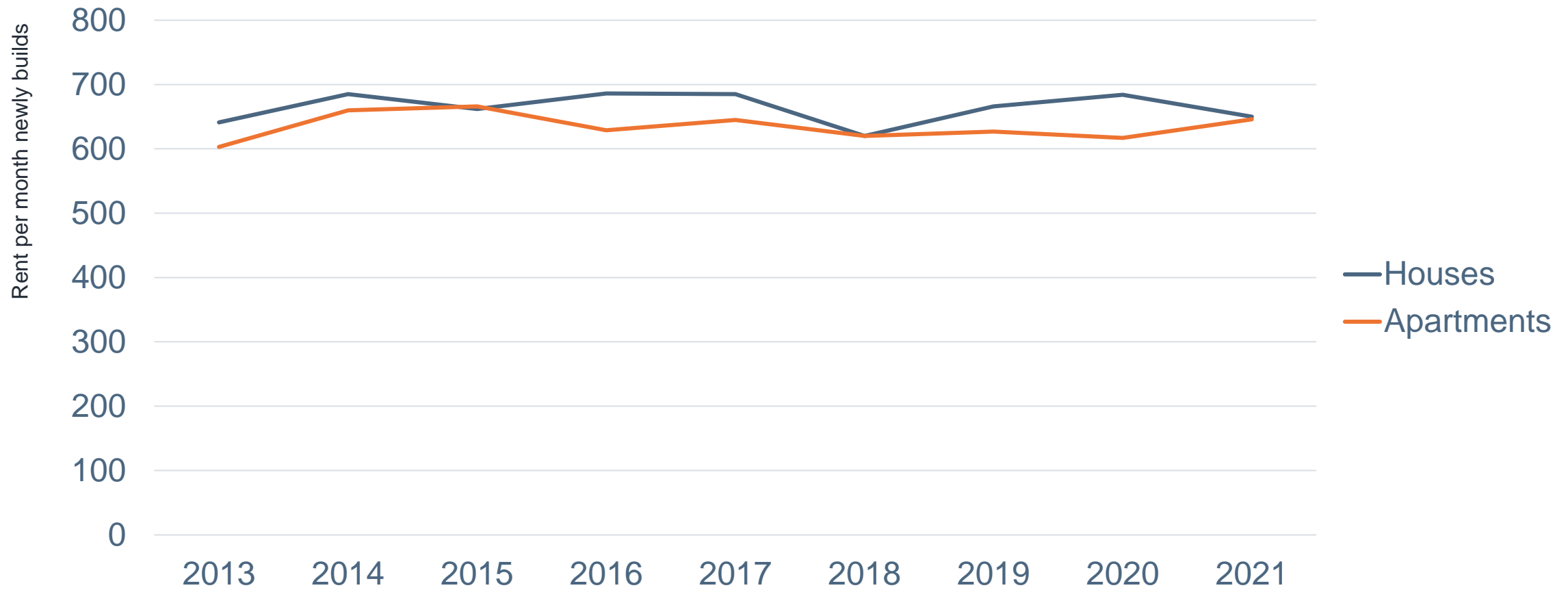
The total cost for building a house increased significantly



Source: Watkostdebouwwaneenhuurwoning

## Trends in affordable housing

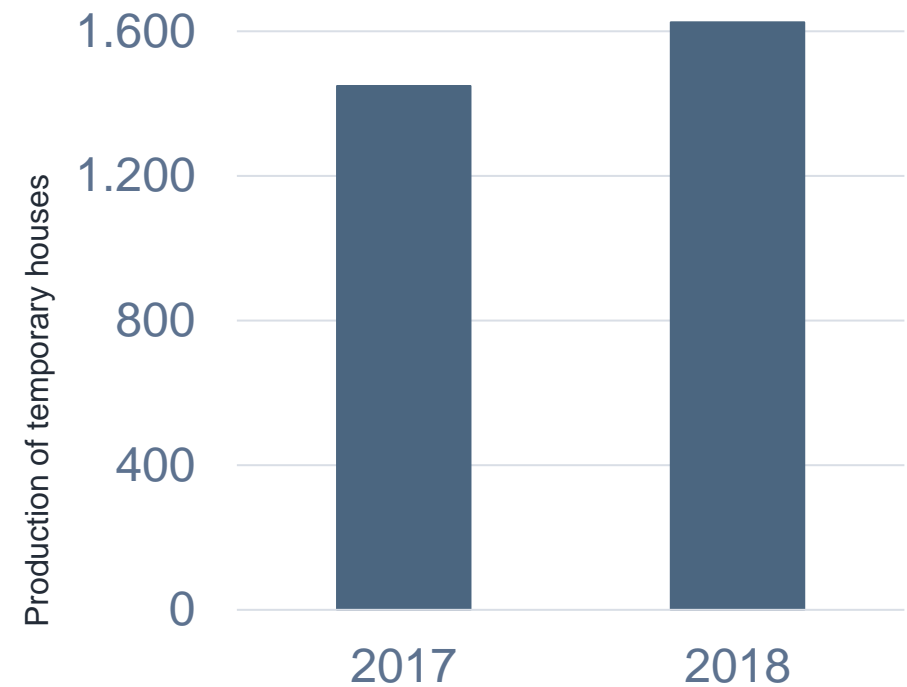
The rent varies around 650 per month, so the businesscase is tightening



Source: Watkostdebouwwaneenhuurwoning

## Trends in affordable housing

Temporary houses are 10% of the production of housing associations



Source: [Onderzoek naar de bouw van tijdelijke woningen](#), 2019

# Momentum for modular building

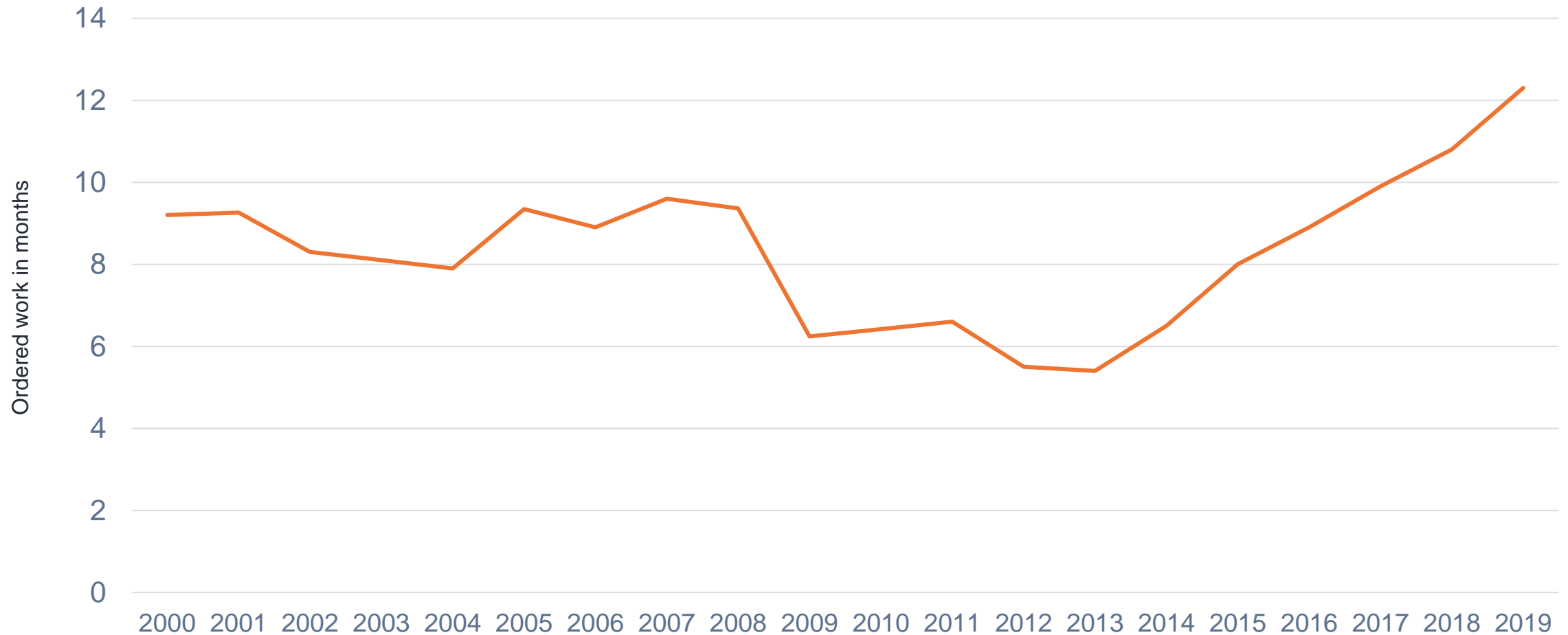
Timber is hot, mainly cross laminated timber

*twitter.com/MikelSegers*



## Momentum for modular building

Dutch construction companies are fully booked



Source: EIB

## Momentum for modular building

Housing associations are actively searching for better value for money

- We need to built a lot of houses soon
- The value for money must improve
- We already have experience in modular
- We are looking for sustainable (timber) solutions
- But we don't have the capacity

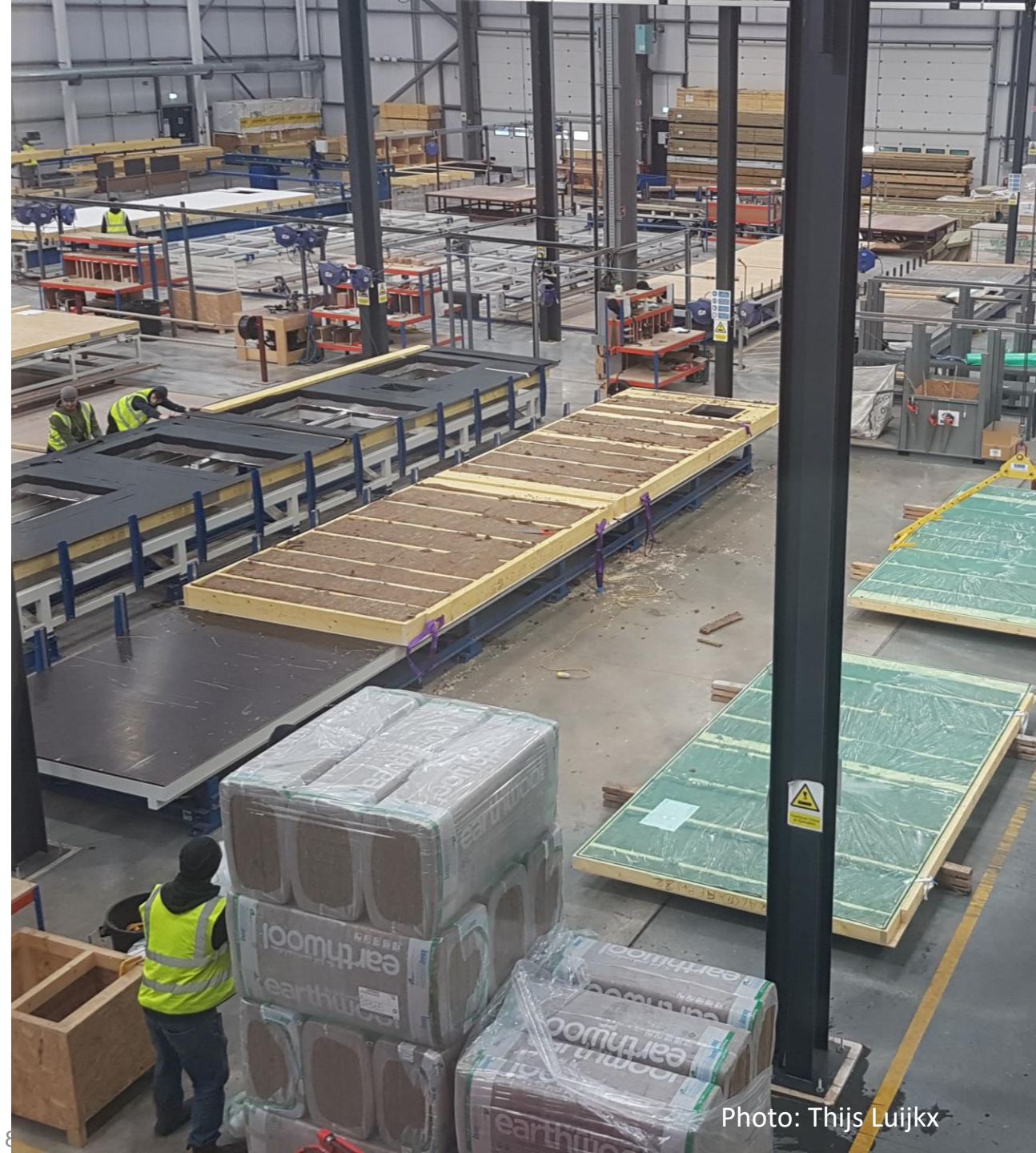


Photo: Thijs Luijckx