



10 good reasons ...

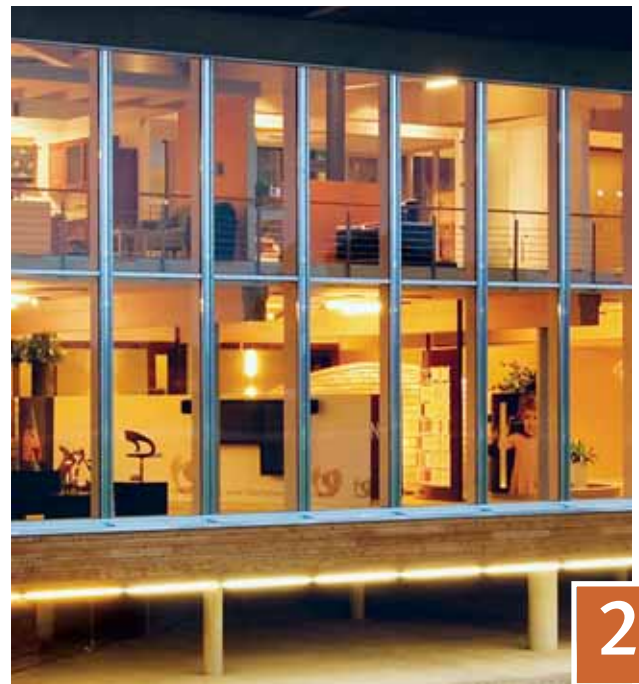


ASSOCIATION OF GERMAN
PREMANUFACTURED BUILDING



Premanufactured houses save energy

Premanufactured houses are renowned for their excellent insulation. This is due both to the natural characteristics of their timber frame construction and to their intelligent design, with several layers of highly effective insulation material built right into the walls. That is why houses manufactured by **BDF member companies undercut the energy limits set by the German Energy Savings Regulations by at least 25 per cent**. Their design can lower your heating costs even further: the so-called 3-litre house has an annual energy consumption of less than three litres of heating oil or three cubic meters of natural gas per square meter of living space. A zero energy house often no longer requires any traditional means of heating whatsoever!



Individual architecture and interior design

Premanufactured houses can be individually planned.

Working together with the manufacturer, you have complete freedom in designing your dream house. That is true both for the architecture as well as the interior design and fittings. Everything can be comfortably selected by you and your entire family in the company's own **"sampling centre"**. There you will be able to choose everything from the right kind of flooring to custom made bathroom fittings, from the utilities you need and the fireplace you want for the living room, all the way to the colour of the roofing tiles. The manufacturer's trained consultants will help you make the right choice. The house "off the shelf" is a thing of the past – today, **two-thirds of all premanufactured houses are built according to the specific wishes of the new home owners**.



3

The fast way to your own home

The construction time for a timber frame premanufactured house is very short: as a rule, and depending on the size of the house and the options that have been chosen, it only takes from 4 to 6 months from the time the contract is signed and the building is manufactured through to delivery and set up at the construction site. Once the pre-manufactured pieces arrive at the construction site, **the building shell, including the sealed roof, is set up within one day.** The drying times required for traditional construction methods are not necessary. Once the house is set up, the interior work only requires a few weeks, **allowing you to move in fast. The short construction time saves money** by reducing the amount of time you need to pay rent and interest.



4

Everything from one source

If you want to build, **you need a partner you can count on.** Many people who build a new home do not have the time and the expert knowledge needed for the financing, the construction permits, finding a suitable property and then supervising the various workers on the construction site. The leading premanufactured housing suppliers help you to manage these tasks and make building a new house a very relaxed affair. **With premanufactured houses, all the services you really need come from one source** so that you only have to deal with one contact person who looks after the various aspects of the construction process. Which services are covered can be agreed to in advance and made a part of your contract. Talk to your chosen manufacturer and discover how much he can do to make the entire construction process as easy for you as possible.



5

Reliably supervised, quality construction

When you choose a premanufactured home, you can be sure that you are getting **the highest standards in construction work**. Your guarantee is the Quality Association of German Premanufactured Building [QDF], whose guidelines are binding for all BDF member companies.

The demands set by the QDF are much more stringent than the existing legal requirements. It starts with the industrial production, which ensures that mistakes are avoided: outside walls, inside walls and ceilings are precisely preconstructed in dry factories under controlled conditions. The elements are stored in dry surroundings and, with rain protection, they are transported to the construction site where they are put together as quickly as possible. Experts regularly monitor both the production in the factory as well as the on-site construction of all BDF member companies.



6

Price and moving-in date are set right from the start

Choosing a premanufactured house **gives you a high degree of security with respect to costs and timing**. The industrial premanufacture means that deadlines will be adhered to. If you wish, BDF member companies will guarantee the completion date and will make that date an integral part of your contract. The date on which you can move in or on which you can start with the interior work will be put down in writing. This gives you a good feeling and saves money in rent and financing.

In addition, **the price** for the construction of a premanufactured house, depending on the fittings, **is also guaranteed**. There are no unexpected price increases, for example because of bad weather. And the payment for the house is fair too: it is a pay as you go proposition, **there are no advance payments**.



7

Turn key or do-it-yourself

Premanufactured houses are **available in various levels of completion**, depending on the manufacturer. From building shell to a turn key home – everything is possible. Depending on your own capabilities, you can determine how much you do yourself. The advantage for you: **the more you are able to do yourself, the more you will be able to save in construction costs**. If carrying out building work is not your strong point, you can have the work done by professionals and enjoy the benefits of a turn key solution, possibly for less than if you had done it yourself. Many manufacturers offer complete finishing packages and support if you want to do the work yourself.



8

Service from the manufacturer

Many of the house manufacturing companies offer **a wide range of services to support** you wherever possible. Before, during and often even after your house has been built, the manufacturer is there to help you – for example when your family grows and it is time to change the layout of your home. Maintenance and modernisation are also carried out by some manufacturers. Talk to the manufacturer of your choice to find out exactly what kind of options they offer. **After all, modern premanufactured timber frame houses have a life expectancy of more than 100 years** – and we can help to keep your investment fit for the generations to come.



9

Model houses help you to make your selection

Model houses offer wonderful, hands-on orientation when it comes to choosing the home that is right for you. Here the plans for your new home are not just some lines on a piece of paper, but a walk-in house in its original size. You can **take your time and look at all of the details** and get a feel for the rooms. In fact you can do it with your entire family because many manufacturers have their exhibitions open on the weekends too. **There are more than 600 model homes set up throughout Germany.** It is the ideal starting point for the fulfilment of your dream of a home of your own. BDF offers a directory of all the model homes of its members.

For more information, simply go to:
www.FertighausWelt.de



10

A green alternative that saves CO₂

Timber frame houses not only save energy, they also reduce the concentration of CO₂ in the atmosphere. The wood used to build these houses has taken more CO₂ out of the air during its growth than the construction of the house sets free. In addition, the production of wood-based construction materials **requires less energy** than comparable building materials. Due to its physical properties, wood helps to ensure highly effective insulation and so results in a lower demand for the primary energy needed for heating. **The ecological balance sheet of a wooden, premanufactured house is exemplary for the house's entire life cycle.** Calculations by the University of Stuttgart show that the greenhouse gas potential of a wall built as a wooden post and beam construction, with its 410 kg CO₂ equivalent, is less than half of that of a similar wall built in conventional houses with their 1,080 kg CO₂ equivalent.



There is one point where all future home owners and those who are looking at premanufactured homes for the first time are all the same – it is the point where they ask themselves: if I am going to spend this much money to make my dream of my own four walls a reality, then what about the service and above all what about the quality that I get for that money?

Today, more and more people choose a premanufactured home. There are good reasons for that, because modern premanufactured houses have many advantages when compared to conventionally built houses.

This brochure presents 10 good reasons why you should consider buying a premanufactured house. After all, your house should not just last for the rest of your life, but it should be there to offer shelter and enjoyment for the next generation too.



ASSOCIATION OF GERMAN PREMANUFACTURED BUILDING

Flutgraben 2 · D-53604 Bad Honnef
Fon +49 [0] 22 24/93 77-0 · Fax +49 [0] 22 24/93 77-77
Mail info@BDF-eV.de · Web www.BDF-eV.de