



SABO SVERIGES ALLMÄNNYTIGA BOSTADSFÖRETAG

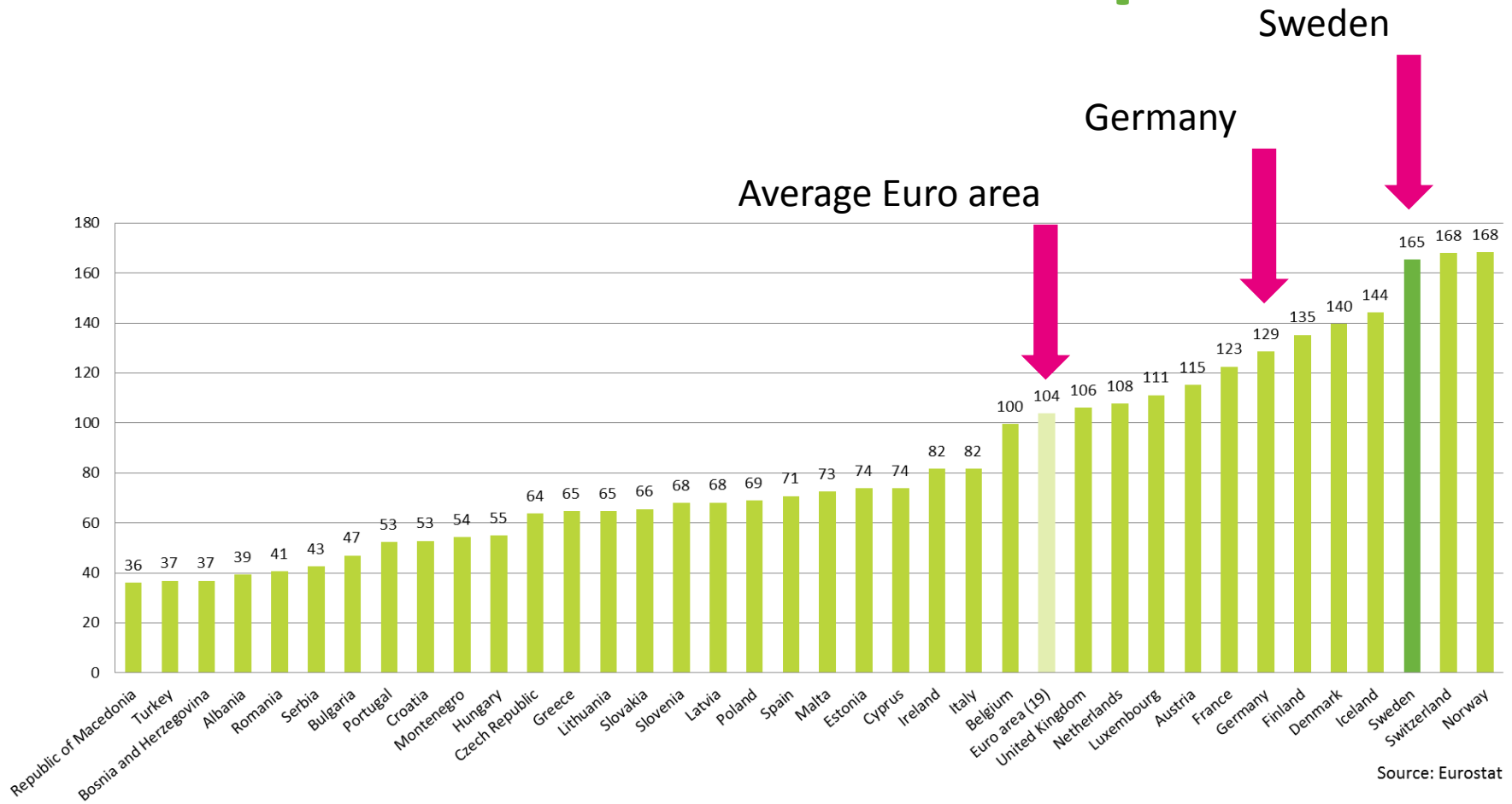
SABO's Kombohus



Serieller Wohnungsbau, Vom Prototyp zur Serienfertigung

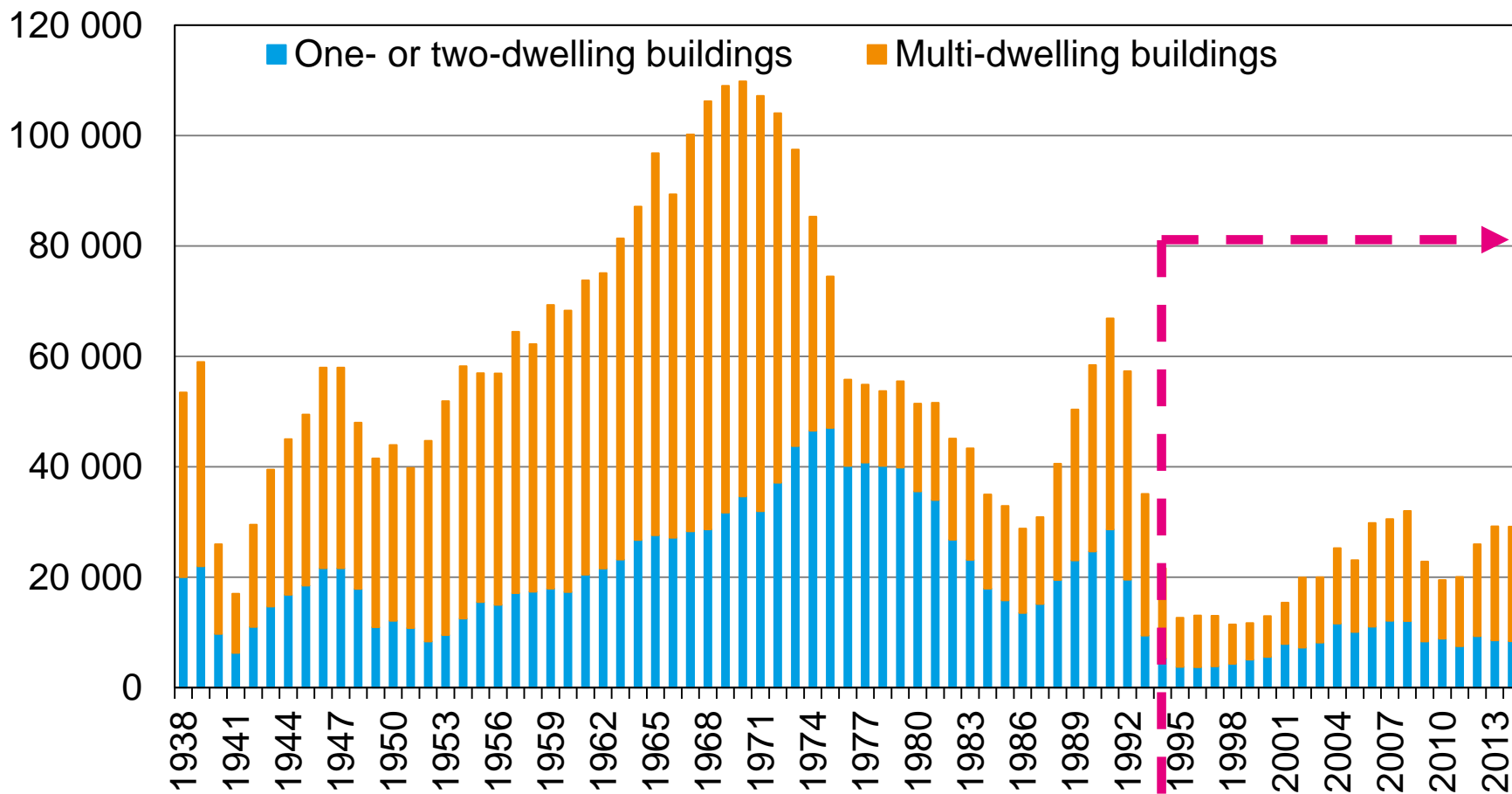
26. Januar 2016

Construction Prices in Europe



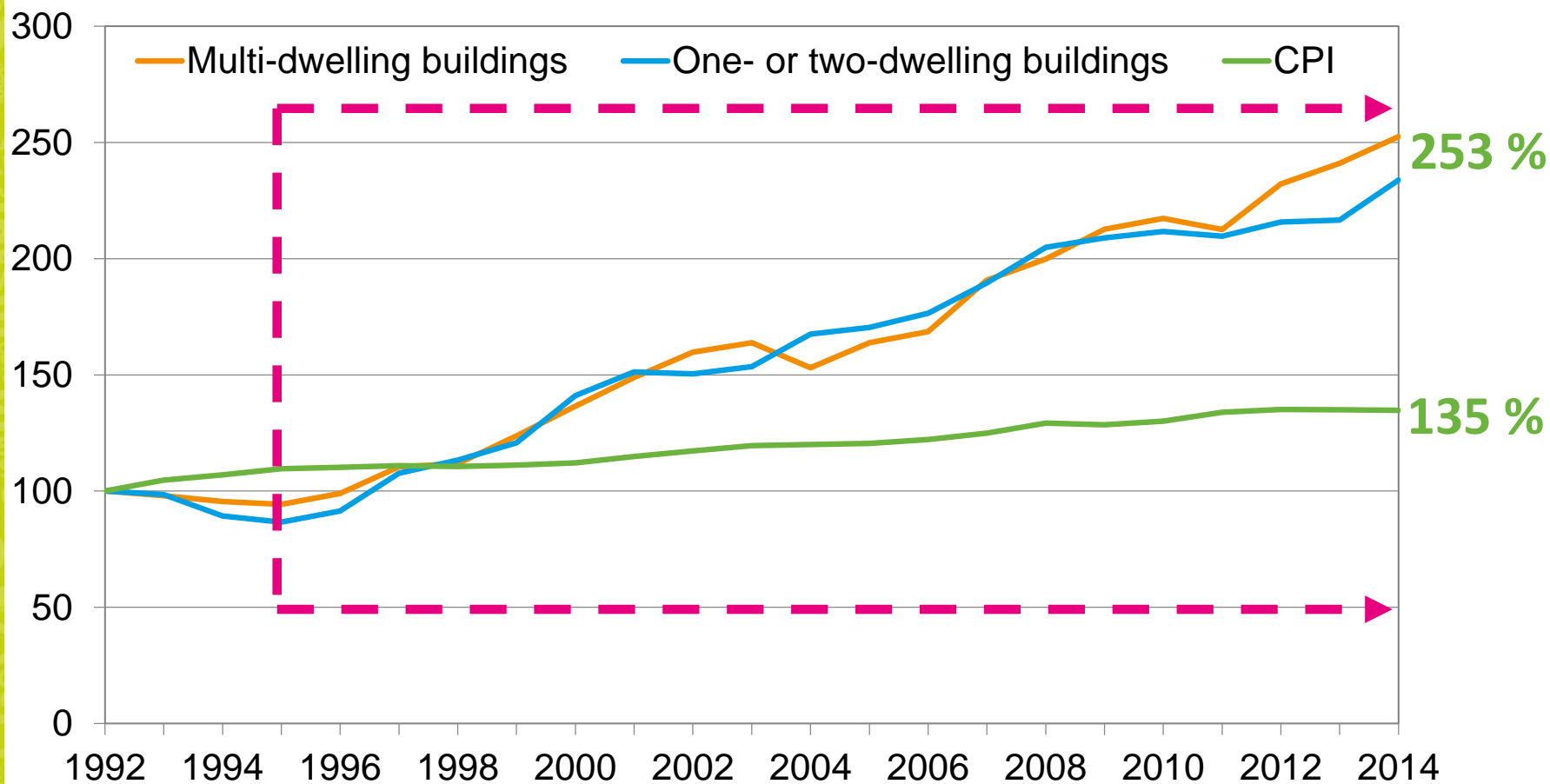
Source: Eurostat

Number of completed dwellings



Source: SCB

Building price index and CPI



Source: SCB

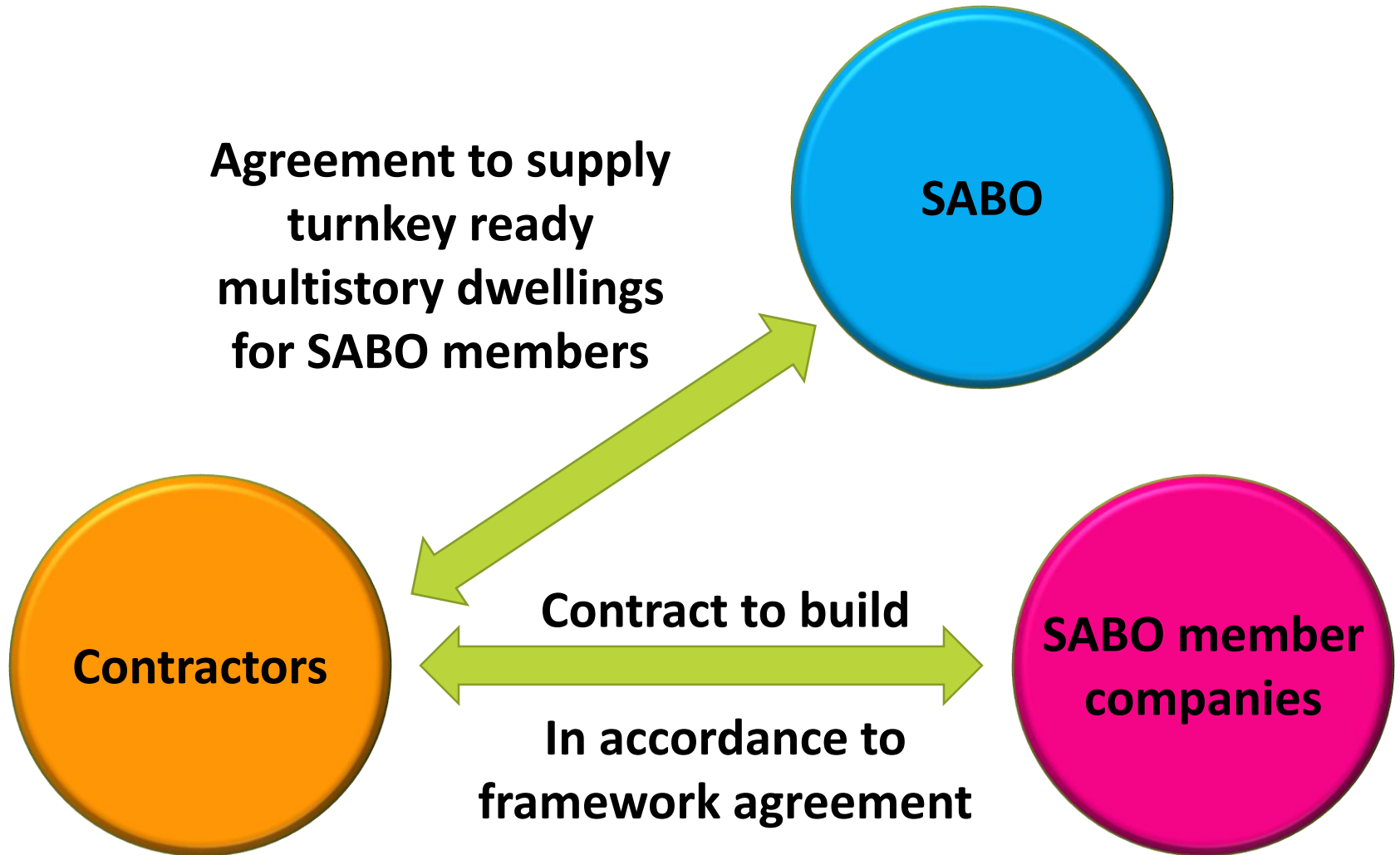
Mission, 2011

1. Reduce market prizes in general
2. Increase market for industrialized process construction
3. Increase simplicity in building new dwellings

How can this be done?

1. Framework procurement, 300-500 units
2. Turnkey ready multi dwellings buildings, all inclusive
3. Fixed price, 25% below market prize, 1 300 Euro/m²
4. High quality products and finish

Framework procurements?

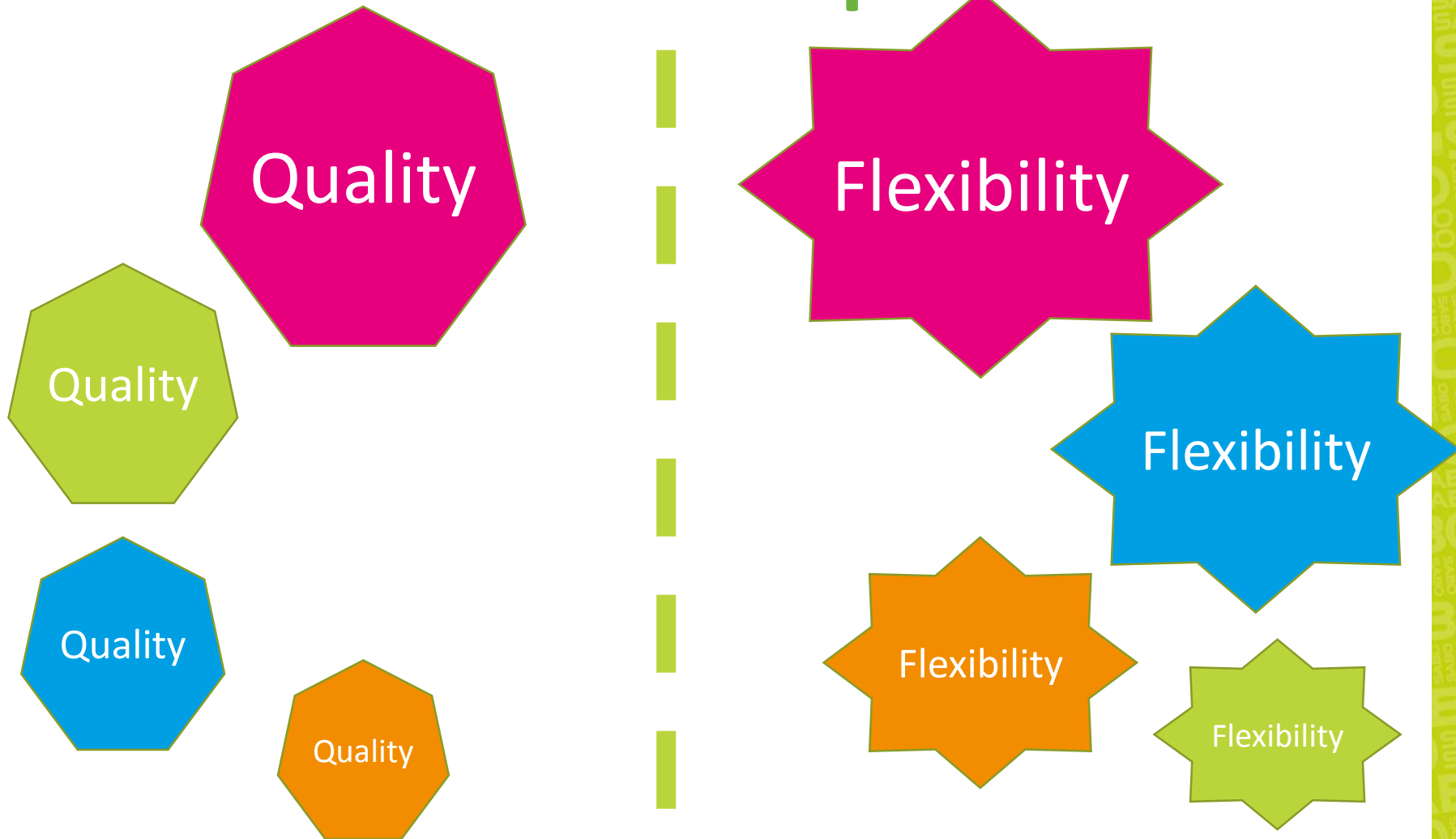


SABO's Kombohus Bas

Procurement requirements

- 2-4 story building
- 2-3 bedroom apartments
- Elevator & Indoor stairwell
- Maximum 65 kWh/m² living area, energy consumption (20% below regulations)
- 1 300 Euro/m² useful floor space, excluded land, foundation, VAT
- 4 year agreement plus 3 years to complete, **Public Procurement Act (LOU)**
- Prize indexed with **CPI**

Evaluation with fixed price!



The Winner

2 200 – 2 600 Euro/m², incl. land, foundation, VAT

JSB

- 3 000 units
- 81 projects
- 194 buildings





Trapphus



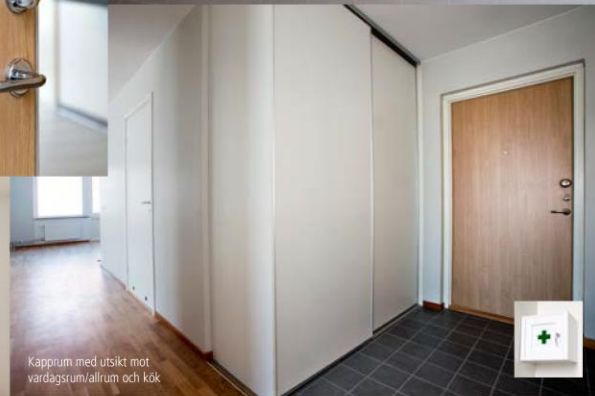
Kök/vask



Vardagsrum/Allrum



Sovrum 1



Käpprum med utsikt mot vardagsrum/allrum och kök



Köksinredning



Vardagsrum med vardagsrum/allrum



Sovrum 2



Sovrum 1



Käpprum



Badrum



Badrum



Vardagsrum/Allrum

Two procurements followed

SABO's Kombohus **Plus**, 2013

- 5-8 stories
- 1-4 bedroom apartments
- 1 400 Euro/m² useful floor space

2 300 – 2 700 Euro/m², all inclusive



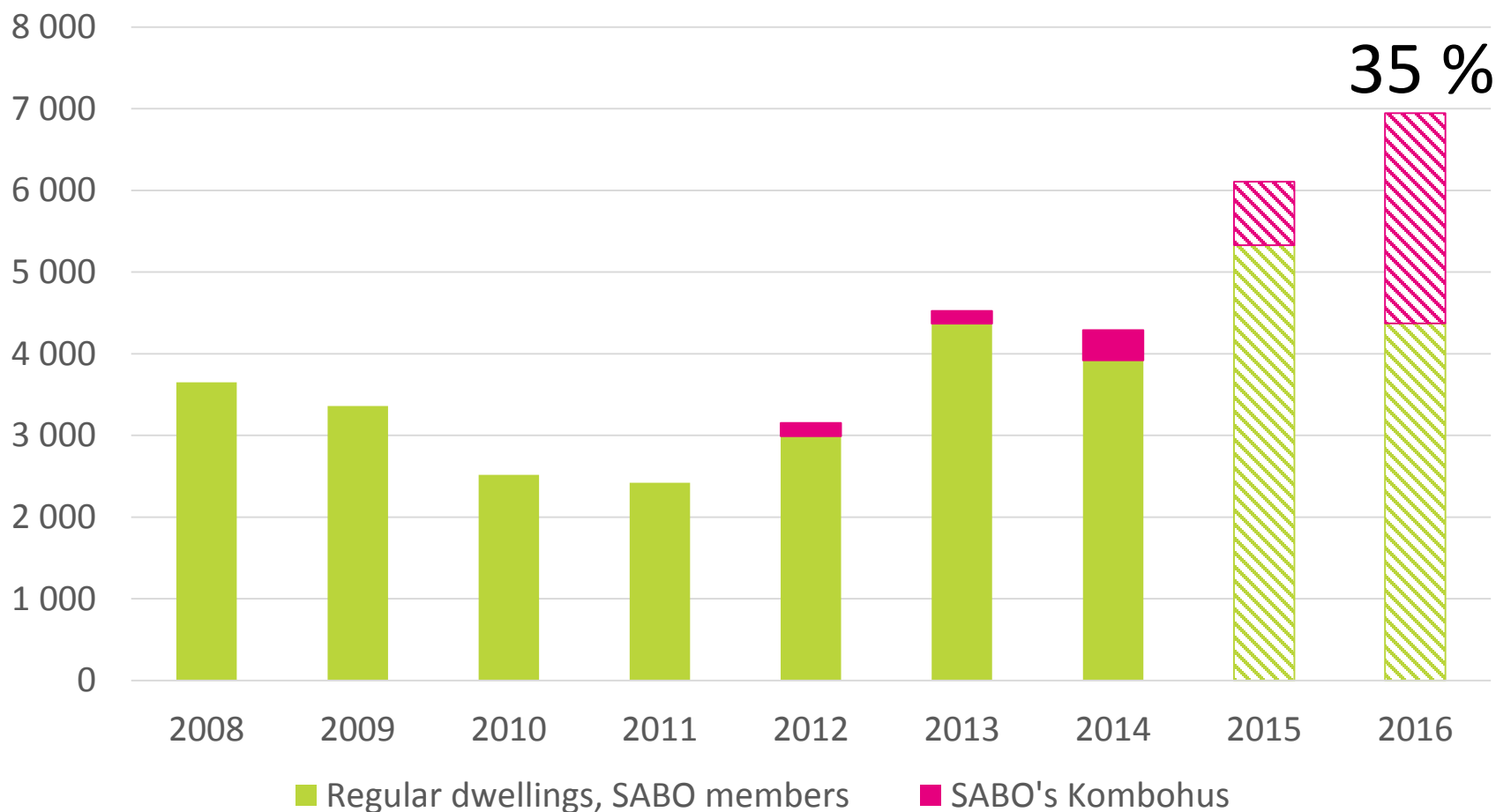
SABO's Kombohus **Mini**, 2015

- 2-6 stories
- 1-2 bedroom apartments
- 1 500 Euro/m² useful floor space

2 400 – 2 900 Euro/m², all inclusive



Number of completed dwellings



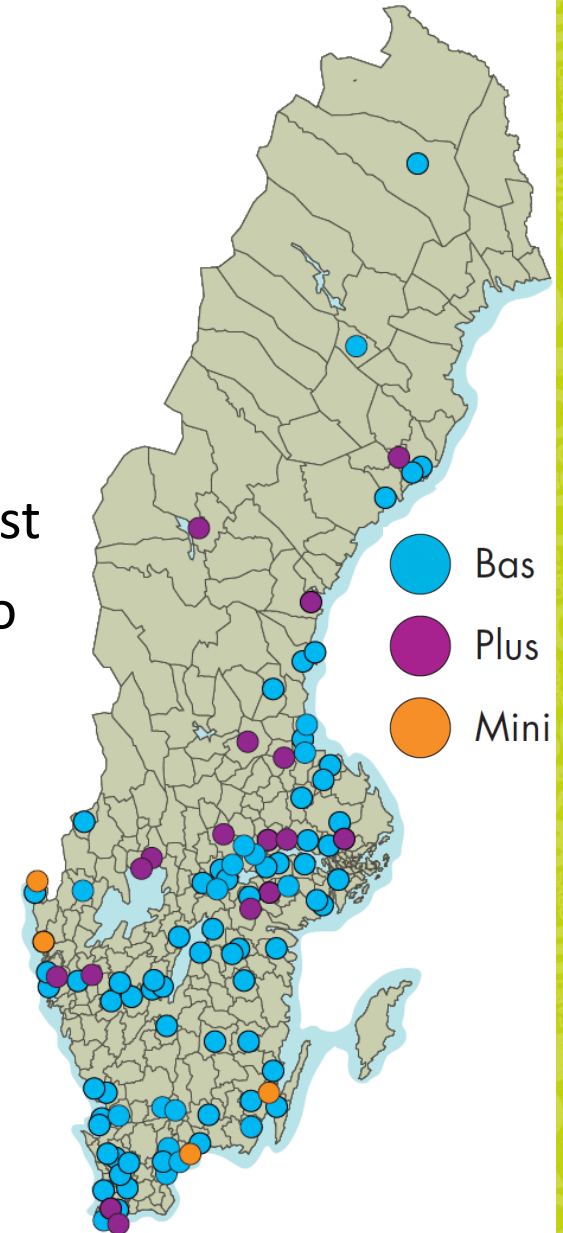
Source: SABO. New members by 2015 excluded

Summery

- 5 800 units built or in process since 2012
- 89 municipalities
- Profitable for Housing companies, 25 % less cost
- Profitable for contractors, 300-500 Million Euro

Next step

- SABO´s Kombohus Flex
- Individual procurements
- Same procurement requirements
- European contractors, German?





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Thanks!

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