Easy Housing is a scalable and affordable building concept based on sustainably sourced timber. It can be built with simple tools, while offering many design options.

We provide the technical information and support that is needed for building partners to adopt our sustainable building concept. We operate on a global level and have optimised our logistics to make our building solution accessible around the world.

Easy Housing is climate resilient. It can withstand natural disasters like floods, earthquakes and hurricanes. Timber buildings are proven to have a healthier indoor environment and have a high comfort level. Easy Housing has been engineered to be safe and durable. The building details are energy efficient, termite resistant and acoustically sound.

Easy Housing is a circular building concept. This creates long-term value and allows for relocation, repurposing, and incremental building. Our homes cause less waste during construction and at the end of life. They have a positive impact on nearly all sustainable development goals (SDGs). Through standardisation and supply chain optimisation, the concept is cost-effective.
Easy housing is globally active. We offer homes, schools, staff housing, holiday homes and resettlement projects. Our clients include:

- CONTRACTORS
- PROJECT DEVELOPERS
- NGOs
- PRIVATE CLIENTS

Projects:

- Arua, Uganda: Q1 2022
- Beira, Mozambique: Q4 2021
- Kumasi, Ghana: Q3 2022
- Amsterdam, Netherlands: Q3 2020
Design Flexibility

The standardised Easy Housing building system allows to build in big numbers at affordable prices, as is required by the current housing situation. At the same time, it allows flexibility. The buildings can be scaled in width and depth up to three storeys high. The position of windows, doors and partition walls is flexible so that nearly any desired floor plan can be created. The roof can be either a shed roof or a gable roof.

The flexibility makes the building concept suitable for a wide range of building typologies, such as private homes, holiday homes, affordable homes, schools, staff housing, resettlement and slum upgrading.

This brochure shows 4 concept buildings offered by Easy Housing:

1. **Private house**
2. **Studio**
3. **Incremental building**
4. **Urban two-storey house**

Next to these 4 concept buildings, Easy Housing can offer many other designs requested by clients.
The *Private House* is a luxurious home with two different facade finishes and gable roof. It has an entrance veranda on the north side and a private veranda on the south side. With its two bedrooms and two bathrooms, it is an excellent choice as holiday home or for couples that regularly receive guests.

1. veranda 13 m² 140 ft²
2. living 25 m² 270 ft²
3. bedroom 2x10 m² 2x108 ft²
4. bathroom 2x3 m² 2x32 ft²
**Total gross area** 82 m² 883 ft²

See pricing page.
The Studio is an excellent choice for singles or couples looking to buy their first house. It is the most affordable house in our portfolio and also suitable for staff or holiday homes. The compact floor plan contains everything one needs in 26 m². Multiple facade finishes are possible.

1. veranda  3 m²  32 ft²
2. living    8 m²  86 ft²
3. bedroom  8 m²  86 ft²
4. bathroom 2 m²  21 ft²
**Total gross area** 26 m²  280 ft²

See pricing page.
The *Incremental house* is a 38 m² starter home that can be extended with 2 bedrooms as the family grows. First, one outer wall is removed. Then, the new foundation points and wall, floor and ceiling frames are placed. The original wall is then placed back on the incremented building. Due to the prefabrication of frames and screw-only connections, the process only takes a few days.

1. veranda 7 m² 75 ft²
2. living 10 m² 108 ft²
3. bedroom 10 m² 108 ft²
4. bathroom 4 m² 43 ft²
5. small bedroom 2x5 m² 2x54 ft²
**Total gross area** 38-50 m² 409-538 ft²

See pricing page.
Urban two-storey house

The *Urban 2-storey house* is a large family home. Its floor plan, with an entrance veranda on one side and a private veranda on the other side, enables project developers to create urban plans with a true community feeling. This house is highly suitable for urban and semi-urban developments.

1. veranda 16 m² 172 ft²
2. living 24 m² 258 ft²
3. large bedroom 2x11 m² 2x118 ft²
4. small bedroom 2x8 m² 2x86 ft²
5. office/guest 5 m² 54 ft²
6. bathrooms 6 m² 2x35 ft²
**Total gross area** 114 m² 1227 ft²

See pricing page.
Easy Housing offers a fast and scalable building process. Our timber frames can be prefabricated in carpentry workshops, which results in controlled quality and reliable and fast building speed. An average sized project can be completed within three months of signing the contract.

1. **Feasibility**
   After first contact, Easy Housing and the client make sure that the project requirements are met, e.g. design, permit, land, funds and budget.

2. **Detailed Design**
   After the contract is signed, Easy Housing delivers the digital building package, which consists of detailed blueprints, instructions and order lists. The timber materials for the project are ordered and supplied.

3. **Contracting**
   The construction of the project is carried out with local partners. The timber building package incl. screws is delivered by a local sustainable forestry company or a supply chain managed by Easy Housing.

4. **Construction**
   The timber frames are constructed in a local carpentry workshop, where all necessary tools are available to construct the timber frames efficiently. Meanwhile, the foundation is constructed on-site. The timber frames are brought to the construction site by truck and assembled in only a few days per house.

5. **Finishing**
   Now that the house is waterproof and structurally sound, it is time for the local contractor to finish the house. This includes painting, installing a solar home system, installing bathroom and kitchen, etc.
The price of our building concept depends on the location, design and scale of the project. We establish supply chain partners in each area that we operate. The pricing will depend on the project partners and local material pricing.

On average, our building cost can compete with masonry and ranges from USD 200 to 400 per square meter for the basic structure. This means that the basic structure of our studio of 25 square meters can be as affordable as USD 6000 including the foundation, floors, walls, roofs inc. sheets, inner walls and doors and windows.

Finishings like paint works, flooring, electricity, plumbing, sanitation, tiling, solar home systems, rainwater harvesting tanks, biodigesters can be included in the project in collaboration with local subcontractors.

Easy Housing can make a (bespoke) design and quote for your project. Reach out to us for options and quotations.
A typical Easy House uses the following materials:

- Pressure treated (CCA H4 termite resistant) FSC certified timber structure
- Pine or coconut facade finishing and veranda decking
- Plywood 18mm floor and wall boards, plywood 12mm ceiling boards
- Precast foundation blocks with M16 bolts and steel support plates
- Windows and front door black aluminium sliding frames with integrated mosquito screen
- Metal roof sheets (any standard colour) 0.4mm fixed with screws
- Interior walls with 18mm boards and standard interior doors with frame, hinges and grips
- Tiling in bathrooms on mesh screen and substrate with plastic membrane
- Screw connections (circular design) for all elements

Materials can always be adapted to the local availability and clients wishes.
The Easy Housing concept is engineered for long-lasting durability in a changing climate and can outlast many conventional building types.

**Structural Integrity**
The structural integrity is verified by structural engineers specialised in timber frame construction. In areas with hurricanes or earthquakes, additional measures are taken and structurally verified.

**Hurricane Resilience**
With extra long screws and structural boards for shear strength, Easy Houses can withstand CAT-4 hurricanes. The structure and connections can be further reinforced to withstand stronger hurricanes.

**Earthquake Resilience**
Because of its elastic strength and low weight, timber generally performs better during earthquakes than concrete bricks.

**Flood Resilience**
The elevated ground floor protects against floods. The foundation can be reinforced so that it will not erode or sink during floods.

**Fire Safety**
Contrary to common belief, fire safety in timber buildings is not a bigger risk. Fires usually start in the furnishings, which are present in any house. While timber burns slowly and predictably, steel melts and becomes unstable. Easy Housing has developed fireproof building details to ensure fire safety.

**Acoustics**
Acoustic insulation can be applied strategically to enhance acoustic comfort. And the 18mm plywood wall boards have good insulating properties.

**Termite resistance**
The FSC certified sustainable timber is pressure treated with a CCA treatment (level H4). This makes the timber resistant against termite attack and against other insects and molds. The timber has a lifespan of more than 100 years.
Easy Housing blends into the local building ecosystem and establishes partnerships with relevant stakeholders. This approach strengthens the project viability and makes sure the local community is involved, and that cultural values and requirements are integrated in projects. Interested in becoming a partner? Reach out for more information!

Besides facilitating the stakeholders with the building system and safeguarding local compliance by involving local builders, the concept stimulates local supply chains by utilizing local building materials whenever possible. For example, for finishing options of facades, flooring, roofing, painting, and sanitation.