



Conference

„Timber for Tomorrow’s Europe”

Polish Experience

Being A Party To The GATE Project

**„Mass Wooden Houses As A Proposal
To Overcome The Dwelling Problem”**

Cardiff, Wales 3rd & 4th October 2007

Acknowledgments

- Leading Partner – Forestry Commission Wales for indulgence and brotherly support in difficult moments, that have been happening during the Project implementation
- European Commission and INTERREG IIIC Management for financing our participation in the Project
- All our partners from Thuringia, Slovenia and Estonia for hospitality and frankness in experience sharing

What did we achieve thanks to GATE?

- We introduced the learning method by exchange of experiences and partner cooperation
 - We got into a touch with many persons and institutions from various EU regions
3. We convinced ourselves of effective Partner Cooperation method and opened to it for future
- In Pomorskie and in Poland we took a substantial step in accordance with the GATE Project main goal – „Increase the use of timber for construction”

What did change in our region during the GATE Project realization period?

- Mental barrier – the opinion of wood as a undurable and unprestige material is vanishing (dwelling-houses)
 - Technical Barrier – wooden house producers start to open to usage of processed wood – panels, plywood, glue lam
 - Legal / institutional barrier – unfortunately there is no progress in our region and country on this field
4. Economic barrier – a work on a system of mass wooden frame houses construction has been launched – MDD system.
The system assumes significant cost reduction of wooden house construction by quantity and production automatization

MDD SYSTEM – Wooden Houses
mass offer
- *system context* -

Dwelling issue in Poland

- In Poland the deficit of dwellings has been increasing since 25 years (at the moment reaches approx. 1800 thousands dwellings)
- The number of marriages and births drops down parallelly
- The State does not offer any practical dwelling policy

MDD SYSTEM – Wooden Houses mass offer - *system context* -

Distribution of families / individuals seeking for dwellings by wealth

- Wealthy people – approx. 15 % of society – no limitations in purchasing of dwelling
- 2. Families and individuals of moderate income – approx. 65 % of society – commercial market exceeds their current purchasing abilities
- Families and individuals of low income – approx. 20 % of society – no perspective to purchase a new dwelling at the commercial market

MDD SYSTEM – Wooden Houses mass offer - *system context* -

Solution of dwelling problem in Poland

- There is serious need of **State support** on the new dwelling market to solve the dwelling deficit
- Enabling the access to dwelling for people of moderate income – **65 % of waiting!** Decrease of new a apartment/house price is necessary by State dwelling policy, mass systems (MDD) and new technologies
- Special policy should include young generation – to reduce emigration of young, educated people – They decide about the speed of economical and civilizational developement of the country!

MDD SYSTEM – Wooden Houses

mass offer

- *system context* -

Why should wooden frame houses be a solution to the dwelling deficit?

- they fit to the idea of making a mass realization – cost reduction by automatization and mass production
- short construction time – cheaper credits, cheaper house, modern speed of building
- environmental friendly, sustainable, healthy solution:
 - material production means climate change mitigation!
 - improvement of forest management
 - easy recycling
- Americans – „practical nation” – are building using mainly wooden frame technology!

MDD SYSTEM – Wooden Houses

mass offer

- *system context* -

System range

- Profesional education of construction brigades
- Customer advisory and service system
- Centralised storage place for elements and materials and details
- Realization – building of the dwelling houses

MDD SYSTEM – Wooden Houses mass offer - *system context* -

At what stage is the MDD System today?

- The primary theoretical concept is worked out
- 2. There was a public debate in the region with all potential parties of the System
- 3. One of the communes in Pomorze region is going to introduce some elements of the MDD System
- 4. „BOR” Association is seeking for an institution from Poland that would be interested in further work on the mass offer wooden houses system

A few sentences for the end

- **Cheaper, affordable houses can solve many social and economical problems, possibly not only in Poland, but also in other European countries.**
- 2. **Probably it is worth to continue the work based on the partner experiences exchange of Mass Offer Wooden Houses in Europe – may it be INTERREG IVC?**
- 3. **Thank you once again to all our Partners, Founders and all who took part in the GATE Project for chance to be here.
I would say special thanks to Mike Over and Paul Finch for taking care of our debut in that kind of project.**



Thank You For Your Attention

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