



HouseHold
Facility Management

COMPANY PROFILE

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13 years
of operation

during this time, FM services have
been provided on a total area
of more than

5.000.000 m²

FM services are currently
provided on an area of

600.000 m²

the total service
experience of the
managers is
more than

60 years

nearly

2 billion HUF
revenue (2024)

nearly

3 billion HUF
revenue (2025)

nearly

400
employees

free of public dues, compliant with the law, and operating
transparently (holding a reliable taxpayer status with the
Hungarian Tax Authority since 2017)



If you want to be successful in any walk of life,
you must know the ropes.

HouseHold FM, our company was incorporated in 2013. Our main business activity is the professional operation of malls, shopping centers, office buildings, industrial facilities and condominiums, which also includes offering surveillance solutions for buildings, planning and implementing security and fire protection systems, cleaning, gardening and procuring work by qualified tradesmen.

Our company has taken out **a liability insurance policy** with Allianz Hungária Zrt. against liability claims up to **HUF 200,000,000**.

Our company applies ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018 controlling and management systems.

Our clientele

The main objective of our company is to achieve customer satisfaction; to this end, we tailor our services according to our customers' needs. We seek to establish good rapport with our customers based on our helpful customer service.



Our team

We take all reasonable efforts to hire the best possible staff for HouseHold 4You Kft. We facilitate the personal and professional development of our staff members by creating good working conditions, providing specialist equipment and training, offering competitive compensation packages and rewarding quality work. We expect meticulous work in return.

Natural and social environment

Relying on our state-of-the-art equipment, we strive to meet the strictest environmental standards while making an increasing number of corporate social responsibility-related commitments.



Our strategic partners: Factory FM
and Sigma informatika





Service portfolio -

Cleaning and Cleaning technology

Our cleaning technology services cover the entire spectrum of professional building and institutional sanitation and hygiene. They enable us to satisfy the individual needs of offices, office buildings, health care and social institutions, baths, leisure centres, sports facilities and industrial and manufacturing facilities operating under extreme conditions. We also undertake to clean floors, carpets and furniture.

We only use the latest high-quality detergents furnished with safety data sheets and comply with the strictest technological requirements when delivering our services.



We do not use aggressive chemicals, hydrochloric acid, phosphate, strong lye or detergents containing chlorine. **99%** of the detergents that we use are **biodegradable**.

Modern methods, a system of complex services and dedicated equipment enable us to perform our tasks efficiently and engage in cleaning activities in an economical, environmental friendly and safe manner irrespective of the nature and size of the area to be cleaned.

Similarly to the recruitment of the guarding staff, the selection of our cleaning staff also means the application of stringent employment criteria, background and psychological checks and the assessment of expertise.

We only employ reliable healthy individuals capable of performing the tasks at hand both professionally and physically. In delivering the services concerned, our staff follow the relevant technological and cleaning instructions while closely observing accident and fire prevention and workplace safety requirements.

We continually check on the quality of the work performed and record the findings in a survey logbook. It is important for us to be able to create – on a daily basis – a clean and attractive environment in respect of the areas cleaned, thereby improving customer comfort and contributing to our customers' successful daily activities.



Service portfolio -

Gardening and Green Area Management

For each order for garden construction and care we prepare an individual plan.

First, we assess the condition and age of the plants and the size and exposure of the garden concerned. Our fee comprises the provision of the necessary pesticides, nutrients in spring and autumn and the disposal of the waste generated during work.

Garden care also includes the spring activation and the end-of-season winterising of irrigation systems. Each spring and/or autumn we ventilate lawn in order to prevent the growth of weeds and the spread of moss. When providing garden care and plant protection services, we pay close attention to environment protection.

We can also be consulted on the further development of gardens and the way in which such development should be implemented.



Our service portfolio also includes the **care of office plants**. We provide care for indoor plants weekly or monthly. It is very often the case that plants in the home or in the office are exposed to serious stress from overheating in the winter and air-conditioning in the summer. Plants usually respond to such stress differently, but on the whole badly. We can offer plants that respond well to such extreme conditions.

Gardening services:

- Lawn mowing, lawn ventilation and ragweed control
- Mechanical grass cutting, brush control, felling of trees
- Felling of trees, chopping up of branches, hedge trimming, pruning and spraying
- Manual and mechanical weed control
- Mulching using pine bark mulch
- Disposal of green waste
- Park and garden construction
- Park and garden care
- Construction of garden paths and pavements, paving
- Fencing
- Construction of alpine gardens
- Construction of garden ponds
- Repairs to water supply systems
- Boring of wells for irrigation
- Installation and maintenance of and repairs to irrigation systems
- Home and office plant care

Service portfolio -

Security Services



Our security services are based on the coordinated use of manned guarding and modern security technologies. We aim to provide complex, reliable and customized protection systems supporting our clients' daily operations.

We offer full security coverage for office buildings, industrial and logistics facilities, shopping centers, residential parks and institutions. Our highly trained, in-house staff operate under legal compliance and unified quality management and training systems.



We complement manned guarding with modern security technology systems. The design, installation and maintenance of our intrusion detection, fire and life safety, video surveillance, access control and remote monitoring solutions are carried out by our experienced professionals. By integrating technological elements with human resources, we provide stable, cost-effective and high-level security in the long term.

We believe that effective protection is not built from standalone elements, but from a well-functioning, integrated system – a principle we apply in every assignment.



A full-page background image of a male technician with a beard, wearing a tan and orange high-visibility work suit, standing in a large industrial facility. He is holding a clipboard and a pen, looking down at it. To his left is a long industrial machine with a series of rollers and a metal grate. To his right is a control console with several digital displays showing blue-tinted data and a panel of physical buttons and switches. The floor is polished and reflective.

Service portfolio -

Operation, Maintenance and Repair

Our company can be hired to operate gated condominiums, communities, institutions, industrial and logistics spaces, shopping malls and office buildings.

Facility management is a complex task comprising all the activities that support the operation of real properties and the core activities of companies and institutions. Besides carrying out their core activities, organisations also need to purchase support services without which they cannot achieve their main objectives. Relying on and managing such support services, they can increase operational efficiency and employee satisfaction. Our goal is to provide comprehensive operational support at a high professional standard for our customers, paying close attention to organisational strategies.



Our strategic partner: Factory FM



A summary of tasks related to general and technical operation:

- Ensuring the delivery of operation-related services, making decisions if appropriate
- Performance of fire protection- and workplace safety-related tasks, maintenance of fire extinguishers and fire hydrants
- Ensuring the continuous operation of HVAC and electric power systems and related equipment as well as elevators in accordance with their intended purpose, carrying out their scheduled and unscheduled maintenance
- Electrical safety inspection: Periodic inspection of industrial, public-area and residential high-voltage (strong-current) electrical equipment.
- Keeping the exterior and interior of buildings in good repair
- Maintenance of heating and cooling systems, energy management
- Ensuring the on-site availability of a technical caretaker and repairman
- Designing a long-term preventive maintenance plan (discussed with and agreed upon by owners), performance of the tasks set out therein
- Recommendations for purchases not included in the contract for facility operation; participation in the procurement process, support for the decision-making process
- Participation in the preparation, implementation and handover of renovation and remodelling when the need arises; doing repairs and ex post performance of work not yet performed
- Liaising with the competent authorities, participation in licensing procedures if appropriate
- In the case of the occurrence of insured events and incurrence of damage, making the necessary administrative arrangements with the companies concerned
- Collection, disposal and storage of communal waste
- Regular (or ad hoc) notification of owners of operational events and disturbances, the formal recording of such events and disturbances

Our strategic partner: Factory FM



Besides performing the above general and technical duties, we also carry out the following tasks:

- Continuous monitoring of all current lease agreements and ongoing control of compliance with the contractual terms
- Handling tenant and owner feedback, comments and complaints
- Support of leasing activities
- Handover and takeover procedures of leased premises
- Maintenance of the existing tenant database, which includes in particular:
 - data on leased and vacant rental areas
 - tenant details and lease agreement data
 - energy and utility consumption data of leased premises and tenants
 - parking space records
- Preparation, coordination and adherence to the operating budget during the business year, with settlement following the calendar year
- Registration, invoicing and collection of operating costs
- Assumption of operating costs (utility providers) according to subsequent agreements and re-invoicing to tenants
- Management and maintenance of utility service contracts
- Reading of utility meters, recording and settlement of consumption
- Enforcement of warranty and guarantee rights and handling related issues
- Regular pest and rodent control
- Establishment, maintenance and enforcement of house rules
- Continuous updating and maintenance of the tenant database with relevant information



Service portfolio –
IT services

Fast changes in info communication needs are urging companies and institutions to outsource the work processes that are not closely related to their core activities. By so doing, they can allocate their resources to their core activities thereby optimising their operation.

Our company has gained its expertise in information, data and operational security mostly in the Hungarian market. We seek to familiarise ourselves with our customers' IT operation and processes and customise our IT services accordingly. Our IT operation services provide immediately available and scalable resources and tried-and-tested processes with a predictable and transparent cost structure.



Provided in the whole of Hungary, HouseHold 4YOU Kft.'s information, data and operational security services range from complete outsourcing (operation by **outsourced employees**) to **installation, configuration, trouble-shooting, maintenance, planning, consultancy and made-to-order development.**

Outsourcing projects may include the outsourcing or hiring of both human resources and assets. The outsourcing of keeping a record of assets and that of planning and implementing technology upgrades are likely to reduce internal costs.

Additional services:

- IT consulting
- Project management
- IT operations
- Service Desk and Help Desk
- Computer and peripheral repair
- Automotive software development
- Software programming

IT operation services and service level agreements specifying quality are arranged in accordance with the ITIL methodology,.

Our strategic partner:
Sigma Informatika





Service portfolio –

Fit-out Works and Construction

Industrial facilities largely consist of elements that are installed as ready-made, precast panel units, enabling fast and efficient construction of buildings and a well-scheduled progression of interior fit-out works.

Dry construction includes gypsum board (drywall) works such as the construction of partition walls and suspended ceilings, while sandwich panel construction belongs to the category of lightweight building structures.

Our company undertakes execution works in both fields.

- The professional installation of building engineering systems essential for the safe and uninterrupted operation of buildings is a core requirement, including HVAC systems (heating, ventilation and air conditioning), as well as water supply and wastewater networks.
- Electrical infrastructure: installation of lighting systems, power supply networks, and safety-related systems such as fire alarm and sprinkler systems.

Our strategic partner: Factory FM



A man with a beard and a small ponytail, wearing a grey t-shirt and blue overalls, is standing in a factory. He is holding a tablet in his left hand and touching a control panel on a machine with his right hand. The background is a blurred industrial setting with other workers and machinery.

Service portfolio -

Industrial Production Support and Operator Services

Our employees are involved in **operator and logistics tasks related to production processes**, including material handling, preparation, internal transportation, and ensuring the orderly condition of production areas. All tasks are carried out in full compliance with the client's technological requirements and occupational health and safety regulations.

Our services also include the **operation, supervision and regular cleaning of production equipment**, ensuring continuous operation, appropriate hygiene and safety standards, and the preservation of equipment lifespan.



References:



References:

AUTONET



CityMarket



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Everyday life



Everyday life



Thank you for your attention.



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