

JuBi Towers

Netherlands

Case Study



Sustainable BMU Modernisation at JuBi Towers

In the centre of The Hague stand the JuBi Towers, home to the Dutch Ministry of Justice and the Ministry of Internal Affairs. Looking for a reliable and long-term replacement machines, Rijksvastgoedbedrijf (RvB) turned to consultant Deerns to manage the tender process for new facade access equipment. A key client requirement was that the new BMUs should be hidden from view, preserving the appearance of The Hague's skyline. Koen Musters, Facade Maintenance Installations Expert at Deerns says: "In addition to overseeing the new installation, Deerns served as the central hub — bringing together RVB, Manntech, Mammoet, HTM, Arcadis, BAM, Van Rens, and the local government to ensure a safe and seamless process."

Following a competitive submission process, Manntech was selected to deliver a complete solution using two custom BMUs. Known for their durability, precision engineering, and sustainability, these machines were a strong fit for the complex requirements of the project.

Sustainable Design and Engineering

From the outset, the project placed a strong focus on sustainability. The new Manntech BMUs are constructed with hot-dip stimulated steel, offering long-term protection against corrosion and reducing the need for frequent maintenance or replacement. Both units are powered by energy-efficient hoist systems and operate on a standard 3 x 415 V supply, helping to lower energy use during daily operation.

Built-in features such as 230V power sockets and water supply lines within the cradles eliminate the need for temporary power or service equipment. This not only improves efficiency but also helps reduce emissions and site disturbance during regular maintenance work. Importantly, the BMUs were designed to be fully concealed from the rooftop, ensuring they are hidden from the city's skyline while still delivering full access functionality.

Minimising Environmental Impact During Installation

Replacing large BMUs on towers over 150 meters tall comes with its challenges. In this case, only the tallest crane in Europe could handle the job. Renowned for their reliability and expertise in heavy lifting, Mammoet's team ensured every step was executed safely and efficiently. With the towers located in the heart of The Hague, their precise coordination — together with the city authorities — turned a monumental challenge into a seamless operation. Importantly, this project was the result of almost two years of detailed planning to align technical, logistical, and environmental considerations.

Our Dutch team worked closely with local authorities to manage the process of securing permits, coordinating temporary tram closures, protecting street furniture, and ensuring nearby trees are unharmed. All these considerations were factored into the planning from the beginning, ensuring the work could be completed safely and with minimal disruption to the city.

Efficient Operation and Long-Term Support

The new BMUs are equipped to handle a wide range of tasks, including glass replacement up to 400 kilograms, thanks to integrated material crane. Cradle restraint devices, harness points, and other safety features ensure smooth and secure operation.

The JuBi Towers project is a strong example of how sustainable design and practical engineering can come together to solve real-world challenges. With high-performance Manntech units, careful installation planning, and ongoing support, the project offers a reliable and environmentally responsible solution for one of the Netherlands' most prominent buildings.

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