

# Welcome!







Photo: Image Bank Sweden

# Opportunities in the Swedish construction industry

Robin Pettersson  
Business Sweden



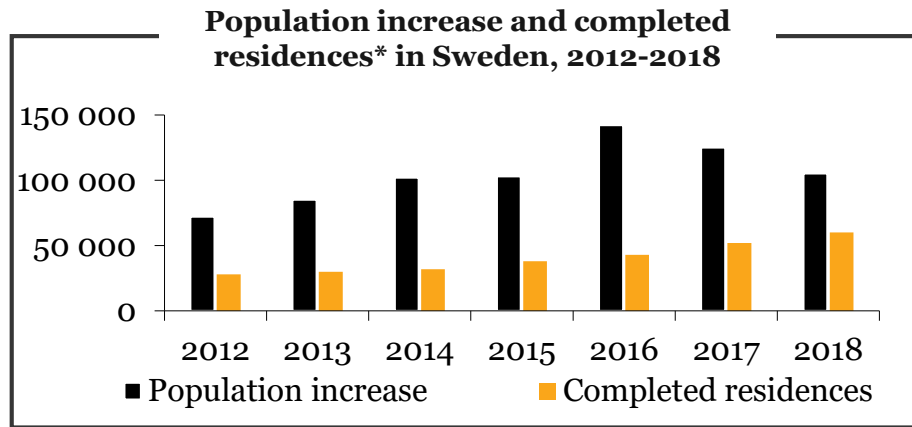


”The government’s transport plan will catalyse strong growth across the country’s transport infrastructure spectrum – which will remain a growth outperformer in the wider construction market”

BMI RESEARCH, 2018



# Swedish housing deficit is at an all time high: 600,000 new residences need to be built by 2025 to meet demand



- Sweden has had a **housing deficit** for a longer time period but has in recent years reached an all-time high
- During **2012–2018**, only **0.38 complete residences per new resident** was **constructed** in Sweden, resulting in a continuously increasing need
  - Of 290 in total, 243 municipalities cite a housing deficit

**Projected residential need in Sweden, 2018 - 2025**

Time period	Amount of residences	Annual pace
2018 – 2020	322,000	<b>93,000</b>
2021 – 2025	278,000	51,200
<b>2018 – 2025</b>	<b>600,000</b>	<b>66,900</b>

- The Swedish **population is expected to grow to 10.8 million by 2026** and to 13 million by 2060, according to Statistics Sweden's (SCB) projections
- A total of 175 000 new residences are projected to be completed during 2018-2020 which are **147 000 less than needed** to meet demand



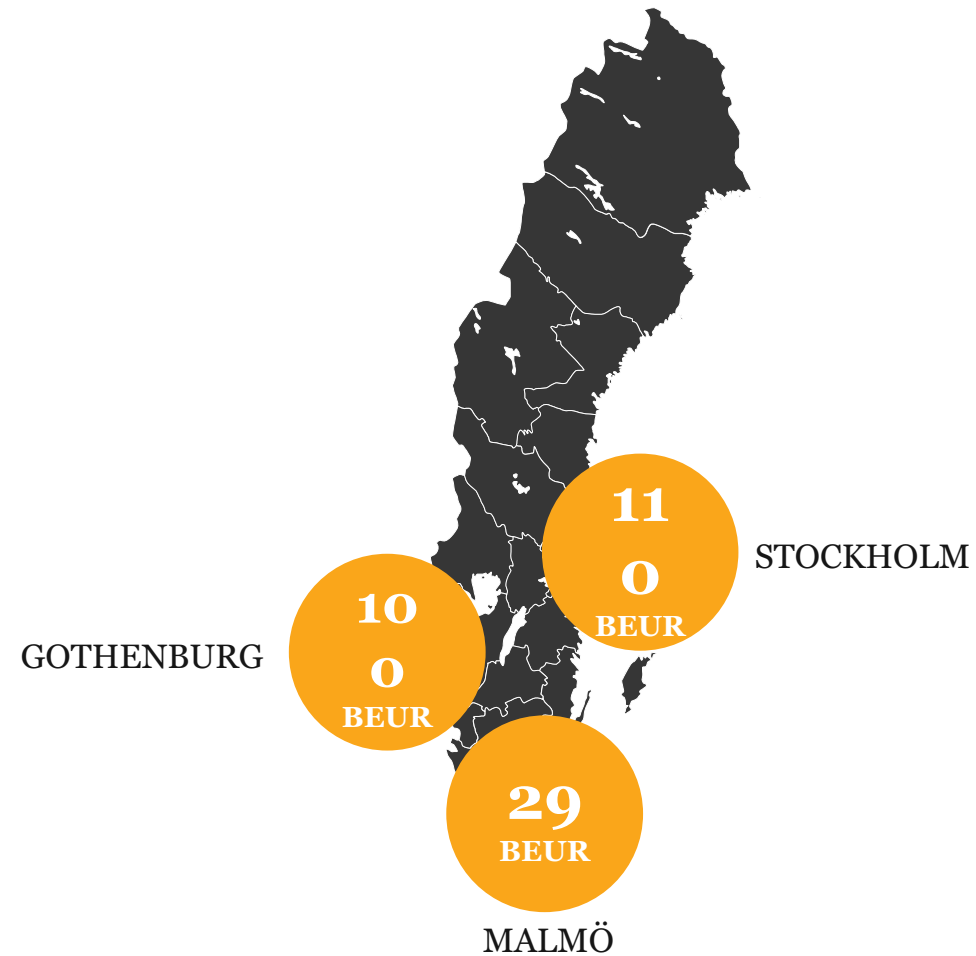


Photo: Image Bank Sweden

**“Sweden is a European hot-spot when it comes to infrastructure and construction investments.”**

# LARGE AND FINANCED INVESTMENTS

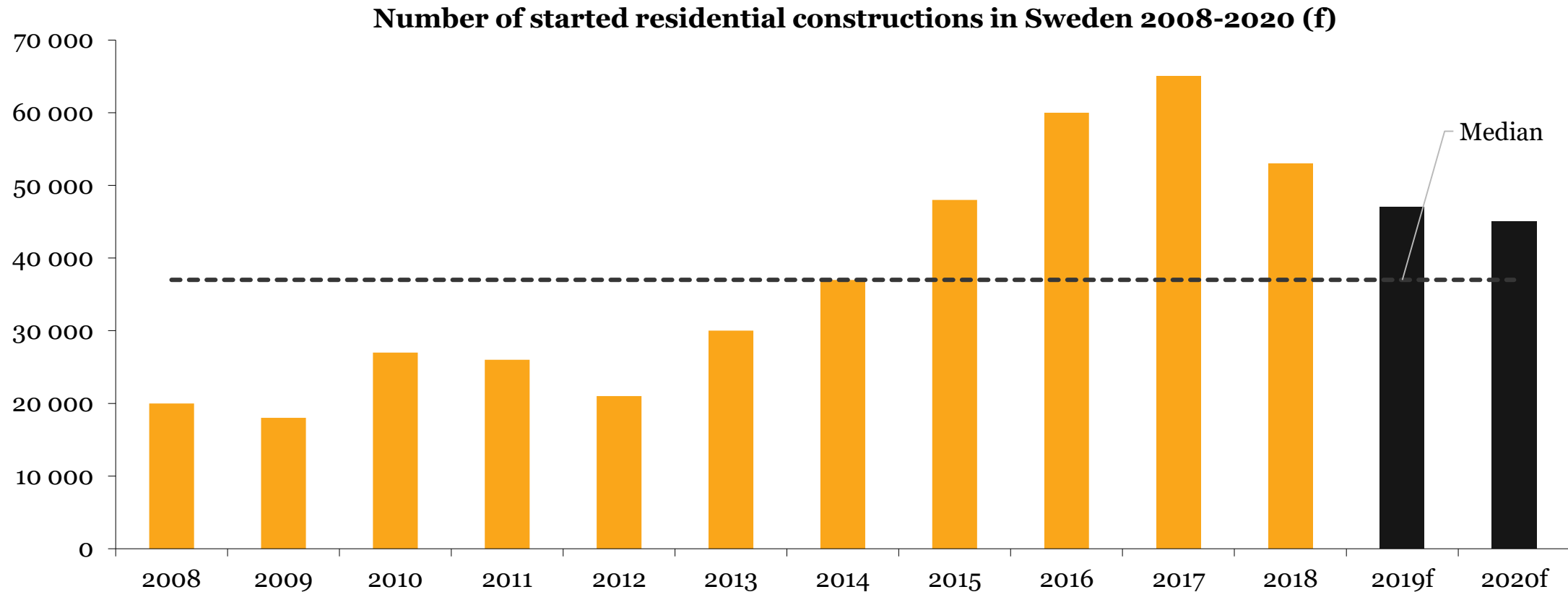
- INVESTMENT PLANS UNTIL 2029-2035





# Residential construction peaked in 2017 but is predicted to stay at historic high levels in coming years

Currently there is a window of opportunity to invest in the Swedish construction market

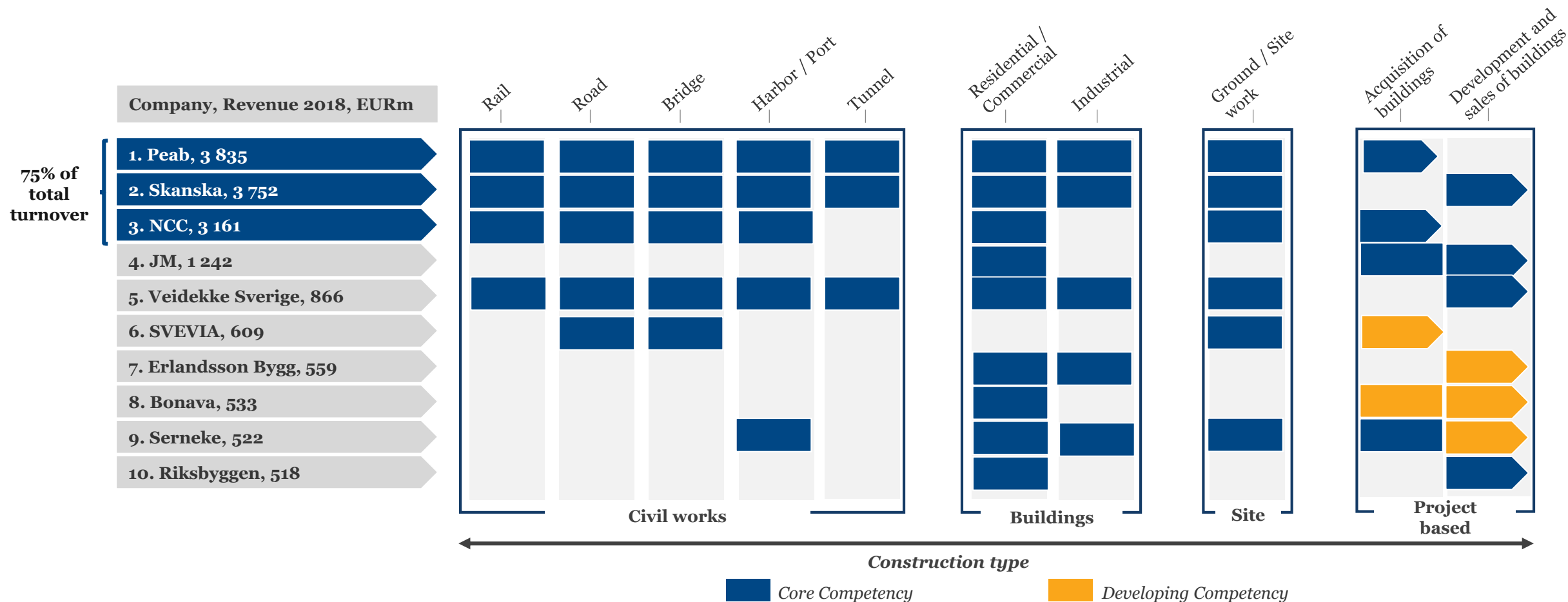


Source: National Board of Housing, Building and Planning (Boverket)



# Three companies dominate the Swedish construction sector

The ten largest construction companies in Sweden are domestic except for Veidekke

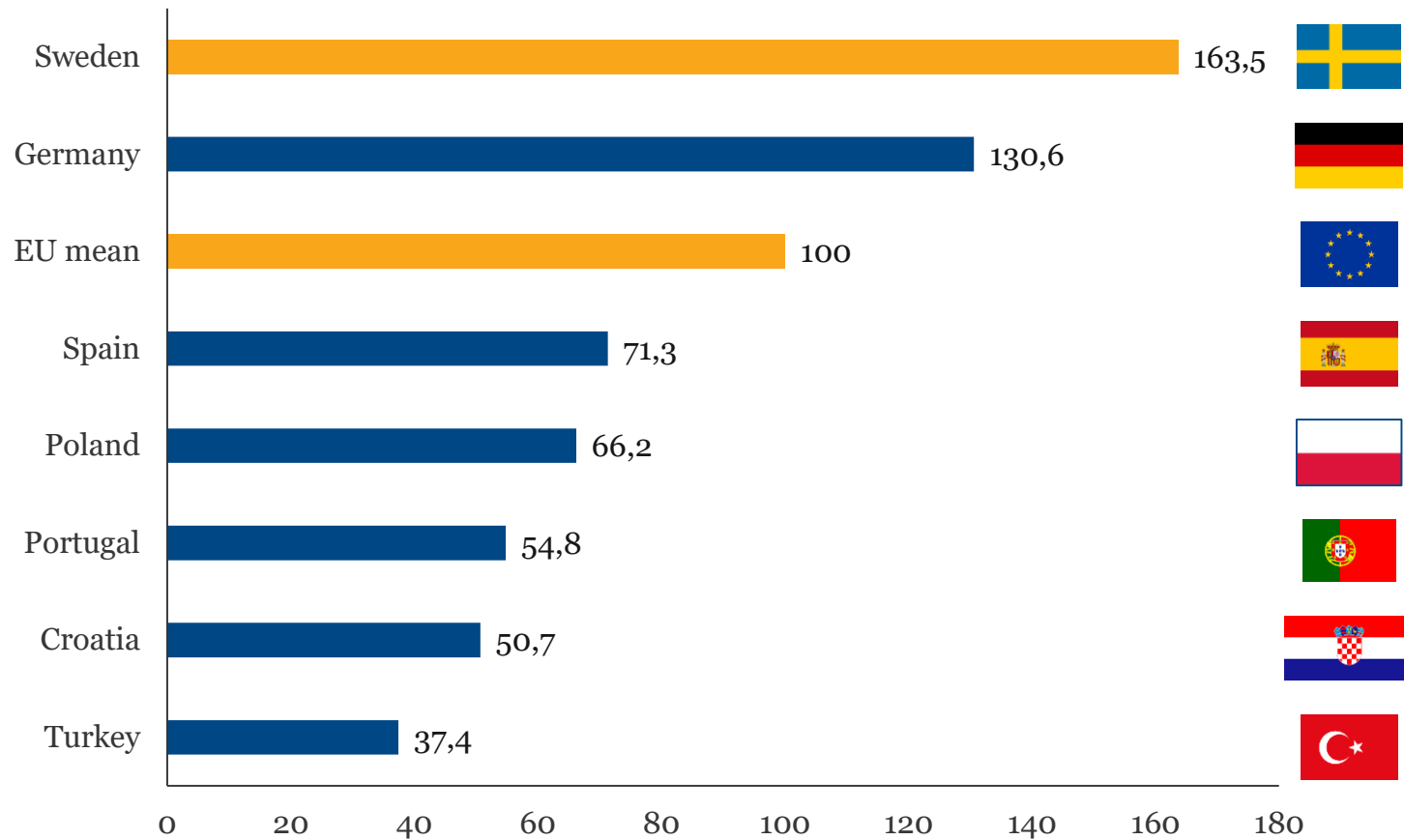


Source: The Swedish Transport Administration (Trafikverket), The Swedish Construction Federation (Sveriges Byggindustrier) and Company websites  
 Note: Trafikverket works with all of them except JM, Erlandsson, Bonava and Riksbyggen as they focus solely on residential construction



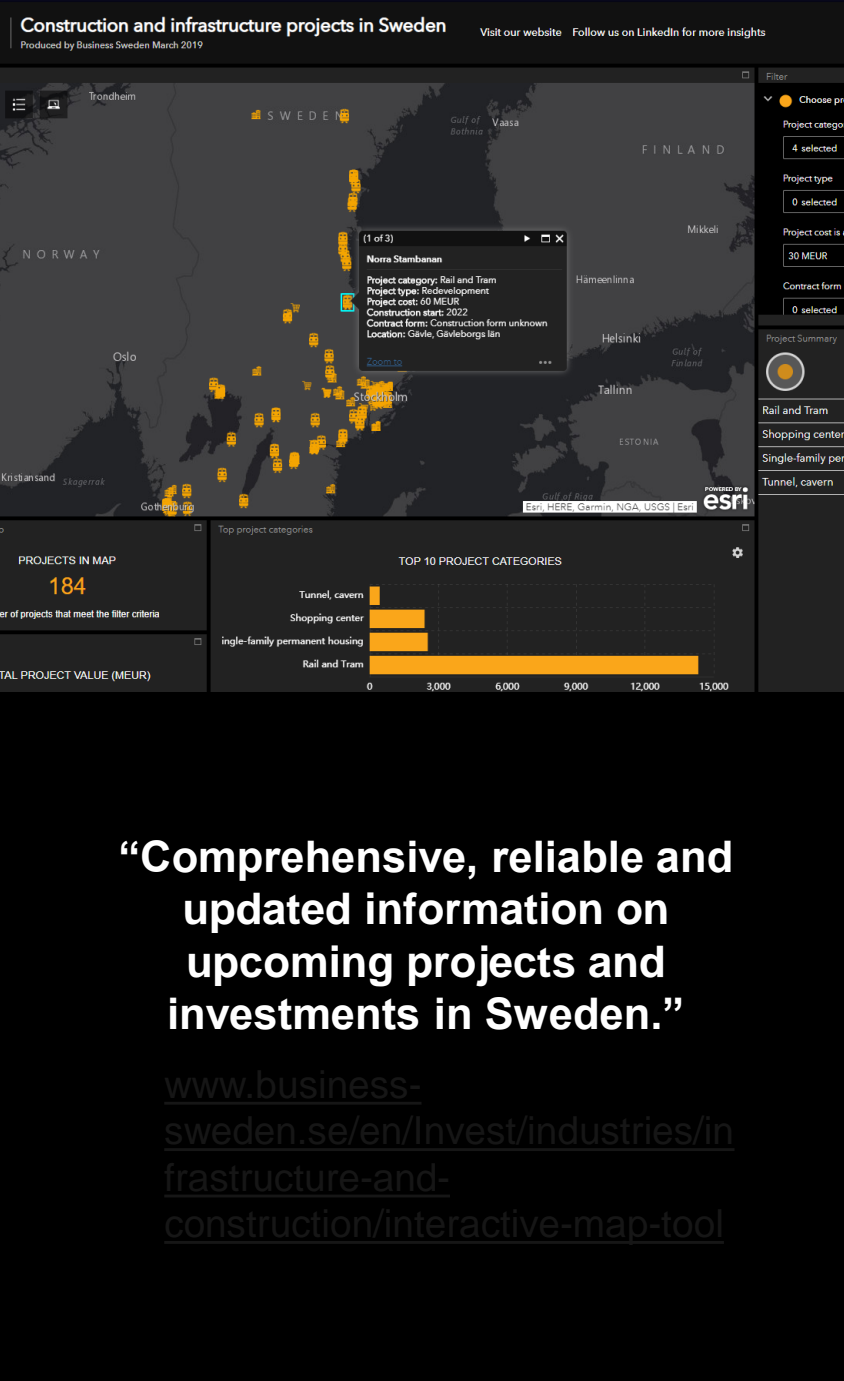
# Sweden has the highest construction prices in the EU and shortage of qualified staff

European construction price level index 2018



Source: Eurostat, The Swedish Association of Public Housing (SABO), Statistics Sweden (SCB) and BuildX

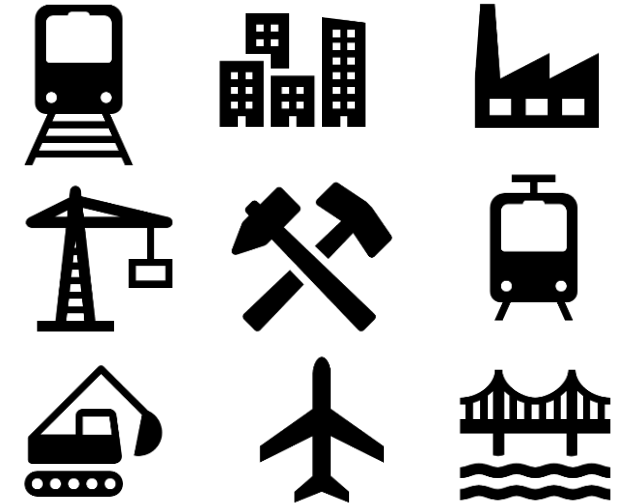




# Use Business Sweden’s Online tool for Swedish market information

## ● AVAILABLE INFORMATION

- Project category
- Project type
- Project name
- Location
- Project cost (MEUR)
- Construction start
- Contract form



## ● FEATURES

- Filter the map using the filter field
- Click on a specific project in the map to read about it or find a short
- Zoom in and out using the + and – buttons
- Return to the original zoom by clicking on the house button

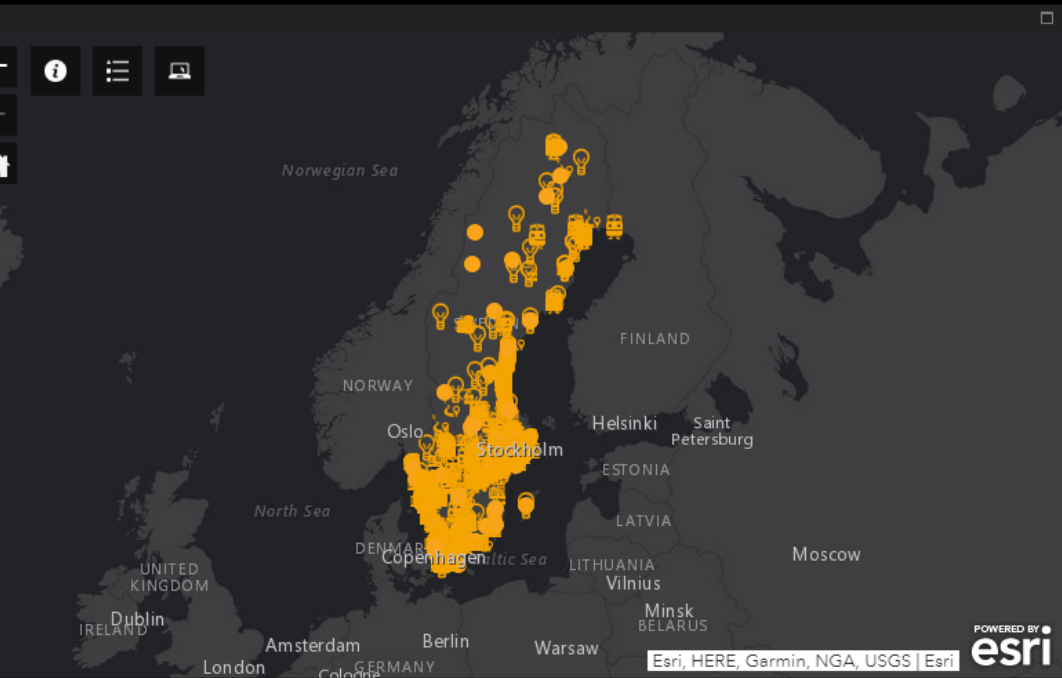




# Construction and infrastructure projects in Sweden

Produced by Business Sweden March 2019

Visit our website Follow us on LinkedIn for more insights



Projects in map

**PROJECTS IN MAP**

**1,283**

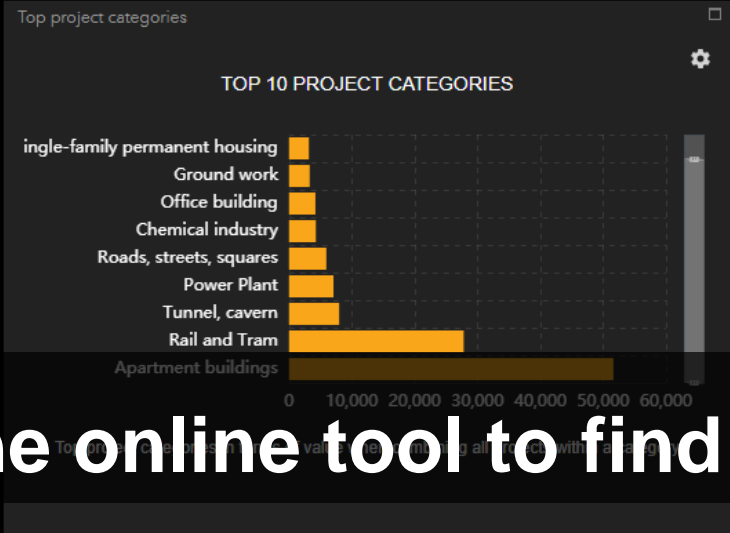
Number of projects that meet the filter criteria

Project value

**TOTAL PROJECT VALUE (MEUR)**

**136305**

Total value of projects that meet the filter criteria



Filter

Choose projects to show in map

Project category: 0 selected

Project type: 0 selected

Project cost is at least: 30 MEUR

Contract form: 0 selected

Project Summary

Category	Count
Phone / TV buildings	2
Pipeline	7
Power cable	15
Power Plant	40
Rail and Tram	127
Recreation area	1
Restaurants	1
Roads, streets, squares	55
Schools Education	43
Shopping center	38
Single-family non-permanent residents	1
Single-family permanent housing	46
Sports and recr. building	5
Sports and recreation facility	3
Tunnel, cavern	10



Use the online tool to find projects of interest





**askinvest@business-sweden.se**

# Resources for more information

- **Two-day courses on infrastructure and real estate:**  
<https://www.investstockholm.com/courses>
- **Trafikverket (Swedish Transport Administration):**  
<https://www.trafikverket.se/en/startpage>
- **National Agency for Public Procurement**  
<http://www.konkurrensverket.se/en>
- **Boverkets site:**  
<https://www.boverket.se/en/start/building-in-sweden>
- **Sverige Bygger:** <https://www.sverigebygger.se/>
- **Region Stockholm:** <http://nyatunnelbanan.sll.se/en/new-metro>
- **Invest in Skåne:** <https://www.investinskane.com/real-estate>
- **Invest Stockholm:**  
[https://www.investstockholm.com/investment\\_opportunities/infrastructure](https://www.investstockholm.com/investment_opportunities/infrastructure)
- **Business Region Gothenburg:**  
<https://www.businessregiongoteborg.se/en/focus-areas/infrastructure>
- **Statistics Sweden:** Housing, Construction and Building: <https://www.scb.se/en/finding-statistics/statistics-by-subject-area/housing-construction-and-building>
- **Guides on establishing in Sweden:**  
<https://www.business-sweden.se/en/Invest/news-and-downloads/Establishment-guides>
- **Working in Sweden:**  
<https://sweden.se/collection/working-in-sweden>



# THANK YOU!

[robin.pettersson@business-sweden.se](mailto:robin.pettersson@business-sweden.se)

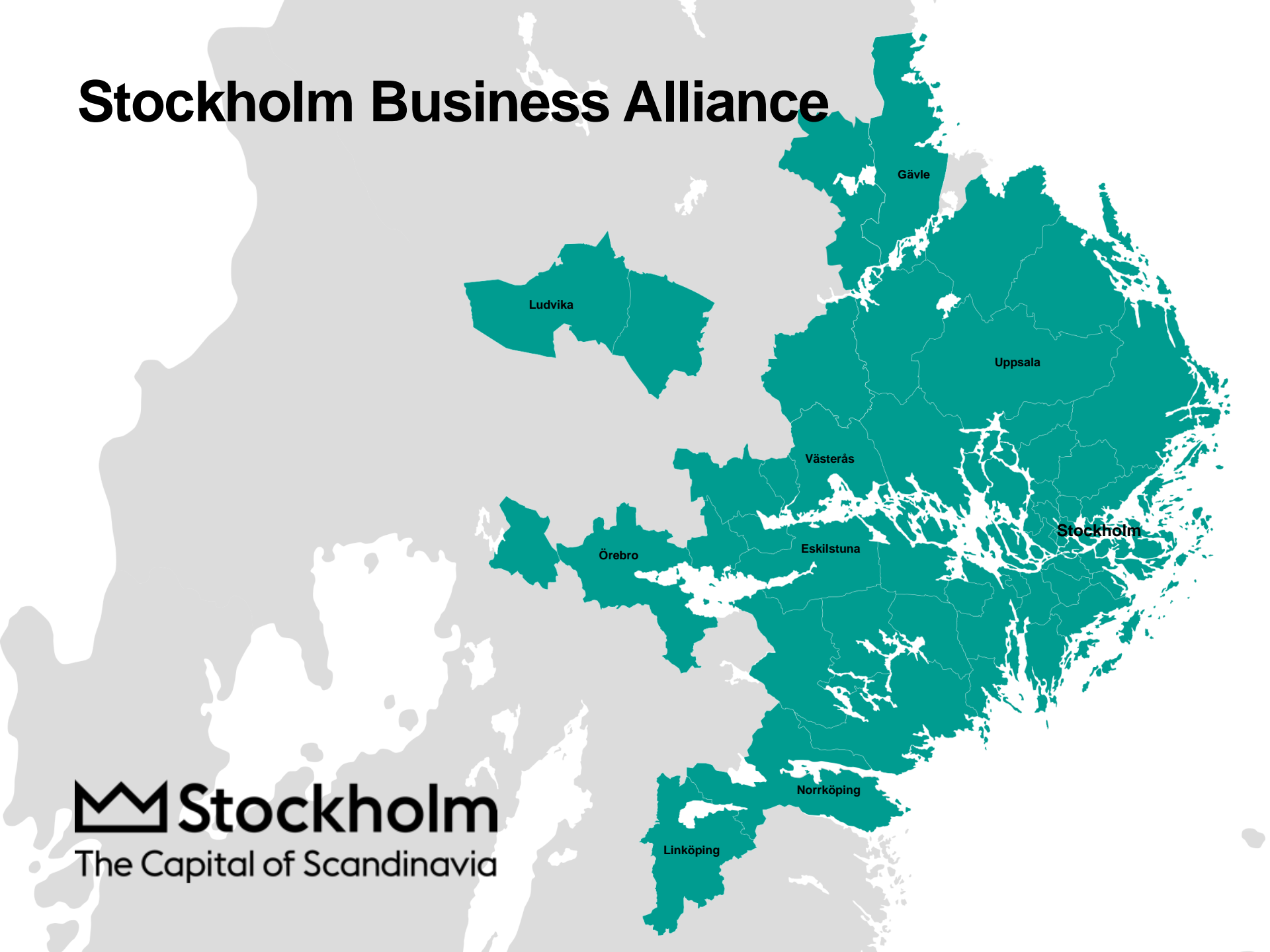
[www.business-sweden.se](http://www.business-sweden.se)



Photo: Image Bank Sweden



# Stockholm Business Alliance



 **Stockholm**  
The Capital of Scandinavia



## Invest Stockholm Business Region AB

Invest Stockholm is the official investment promotion agency for the city of Stockholm. We are dedicated to developing and promoting Stockholm as an attractive destination for international investors and people.

Invest Stockholm is owned by the city of Stockholm and part of Stockholm Business Region AB





# Sectors within Investment Promotion



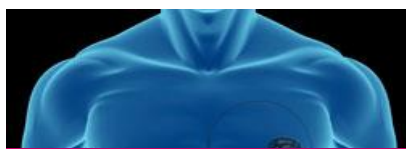
## ICT

- ▶ Communication systems
- ▶ Mobile terminal software
- ▶ Industrial IT
- ▶ Positioning and GIS
- ▶ Visualization
- ▶ Data Centers
- ▶ IoT
- ▶ Fintech, foodtech etc.



## CleanTech

- ▶ Renewable energy
  - ▶ Bio energy
  - ▶ Biofuels
  - ▶ Solar power
  - ▶ Wind power
- ▶ Sustainable technologies
  - ▶ Green buildings
  - ▶ Heating & cooling
  - ▶ Waste & recycling
  - ▶ Water & wastewater
- ▶ Biobased materials
  - ▶ Ligno / Cellulosic fibers
  - ▶ Composites



## Life Science

- ▶ Medical technology
  - ▶ Biomaterials
  - ▶ E-health/m-health
  - ▶ Diagnostics
- ▶ Pharmaceuticals
  - ▶ Chronic Inflammation
  - ▶ Neuroscience
  - ▶ Oncology
  - ▶ Regenerative medicine
- ▶ Biotechnology



## Hospitality

- ▶ Retails (stores, partner)
- ▶ Tourism industry: related investments such as hotel establishments etc.



## Infra/Con/Logistics

- ▶ Infrastructure investments: e.g. highspeed train, metro extension project
- ▶ Real estate development projects
- ▶ Assist foreign suppliers to establish

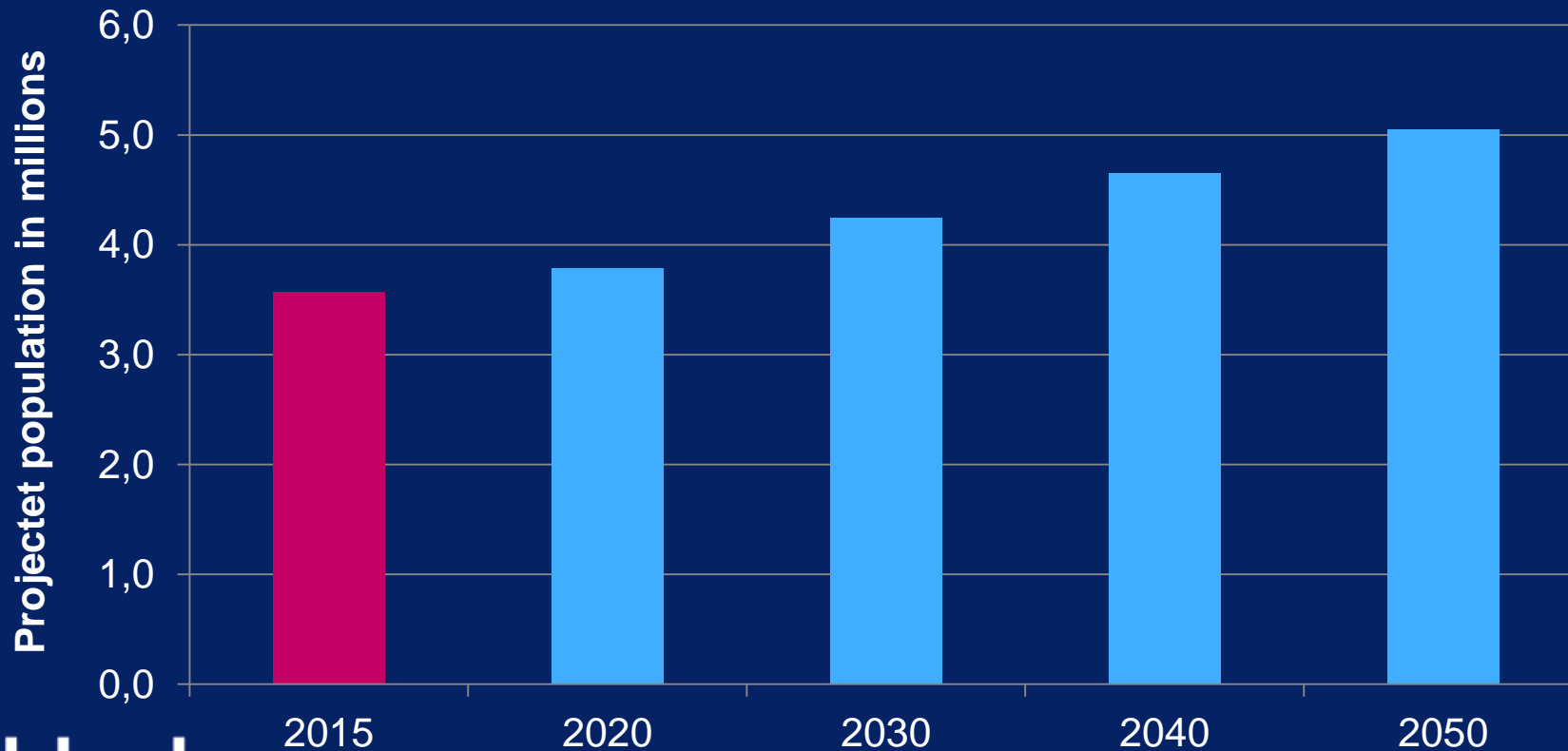
**Advanced manufacturing/Automation**

**Establishment service/ Aftercare**



# How will the Stockholm region develop in the next 30 years

Population projection SBA



Values in the blue pillars are population forecasts



# €111+ billion planned investments in the Stockholm region by 2040

**€60,7 billion**

Housing



**€6,5 billion**

Railway, tramway



**€5,3 billion**

Highways



**€3,1 billion**

Extended Metro system



**€1,1 billion**

Harbour



**€0,8 billion**

Airports



Stockholm region

City of Stockholm





# Stockholm South Business District

- From regional core to International business and research hub
- 75 hectares
- 50 000 dwellings, workplaces and visitors
- Workspaces, Stockholm SBD + Arena: Planning Q2 2020-2023
- Travel centre: Planning 2021-2022
- Dwellings phase1: Planning 2021-2023
- Dwellings phase 2: Planning 2025-2027
- Dwellings phase 3: Planning 2029-2031
- Dwellings phase 4: Planning 2032-2034
- Land allocation competition in 2019/2020



Flemingsberg,  
Huddinge



Planning



2,8 billion €





# Barkabystaden

- The 3rd phase comprises 30 blocks with 4 400 homes.
- The 4th phase comprises 17,5 hectar with 2 200 homes
- Mixed-use city
- The 3rd and 4th phase is adjacent to a planned metro station and to recreational areas.
- Start of construction: 2019-2025
- More phases are not planned yet.
- Parallel with the phases of Barkabystaden there is 1-4 phases planned in Veddesta adjacent to a planned metro station.



Järfälla



Under construction,  
third phase



29 billion SEK





# Metro Extension

- Possible to take the metro to and from Nacka, Barkarby and Arenastaden
- 17 new stations
- To grow -> the region need to invest in sustainable traffic solutions



Stockholm



Under construction



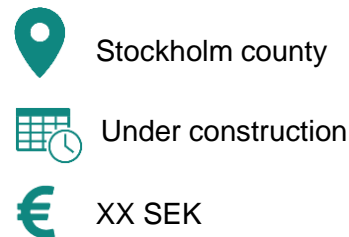
26,4 billion SEK





# Stockholm bypass

- New route for the European highway (E4) that passes through Stockholm.
- 21 kilometer long
- 18 kilometers in tunnel to spare important natural and cultural values





# Ostlänken

- A double-track high-speed railway between Järna and Linköping
- Distance of 160 kilometers
- Travel time:
  - 2 hours and 8 minutes for Stockholm - Gothenburg
  - 50 minutes for Stockholm – Norrköping
  - 1 hour for Stockholm – Linköping



Stockholm-Göteborg-Malmö



Several phases under construction during 2017-2021



17,7 billion SEK





# The Royal Seaport

- 12.000 dwellings and 35 000 workplaces
- A precursor in sustainable city development
- Stockholm Royal Seaport
- Cultural hub



Stockholm city



Under construction



~17 billion SEK





# Ulleråker

- Climate-smart neighborhood
- 7,000 new homes and services
- 2.5 km south of Uppsala city
- A general plan: 1-7 phases. The division of the phases will be analyzed during the process of the detailed comprehensive plan.
- Plan to build 500 – 600 dwellings / year in a period of 10-15 years.



Uppsala



Planning phase



8 billion SEK





# When interested

Contact us:

[Erik.kruger@stockholm.se](mailto:Erik.kruger@stockholm.se)





**SVERIGES  
ALLMÄNNYT**

# **Public Housing Sweden**

Sofia Heintz, Expert Real Estate Development





# **WHAT IS PUBLIC HOUSING IN SWEDEN**

<https://youtu.be/ISKN-rf72Ac>





# Public Housing Sweden

- Industry and interest organisation
- Founded 1950
- 314 public housing companies
- 850,000 apartments
- Total value of properties: SEK 800 billion



# Our role

## Assignment

We support the member companies to be long-term and competitive actors in the housing market.

## All-embracing goal

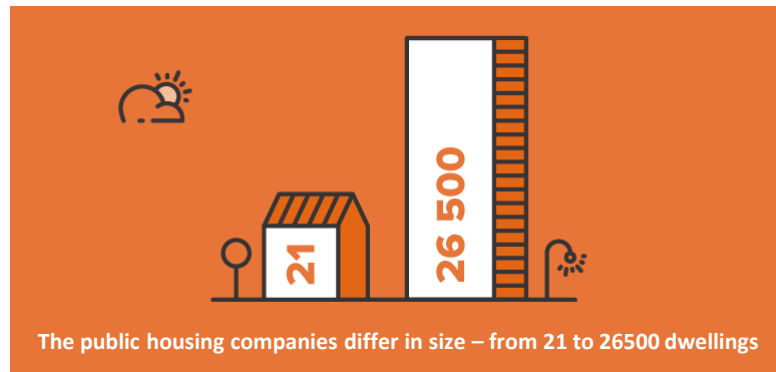
A professional and strong industry and interest organisation focussing on the members.







# Every 7th Swede lives in public housing



- Open to everyone - not 'social housing'
- Almost 20% of the Swedish housing stock – half the rental sector
- 300 companies
- Owned by municipality
- Limited companies



# CHALLENGES





# Swedish housing market

- 4.3 million homes in total
- Strongest urbanisation in the EU
- Substantial population growth
- Highest construction prices in EU





# Our main challenges

- Constructing new housing
- Sustainable renovation and improving energy efficiency
- Migration and integration





# New Construction



- 600 000 new homes needed until 2025
- Housing shortage in 80 % of municipalities





# Why are we building so few homes?

## 1. Total production costs are too high

- Last years boom in the market are driving cost at a pace never seen
- Watering out any development, competence and productivity

## 1. Lack of tenders when procuring

- We need better competition not only to reduce cost but to drive development

## 1. Slow processes in municipalities zoning planning and building permits

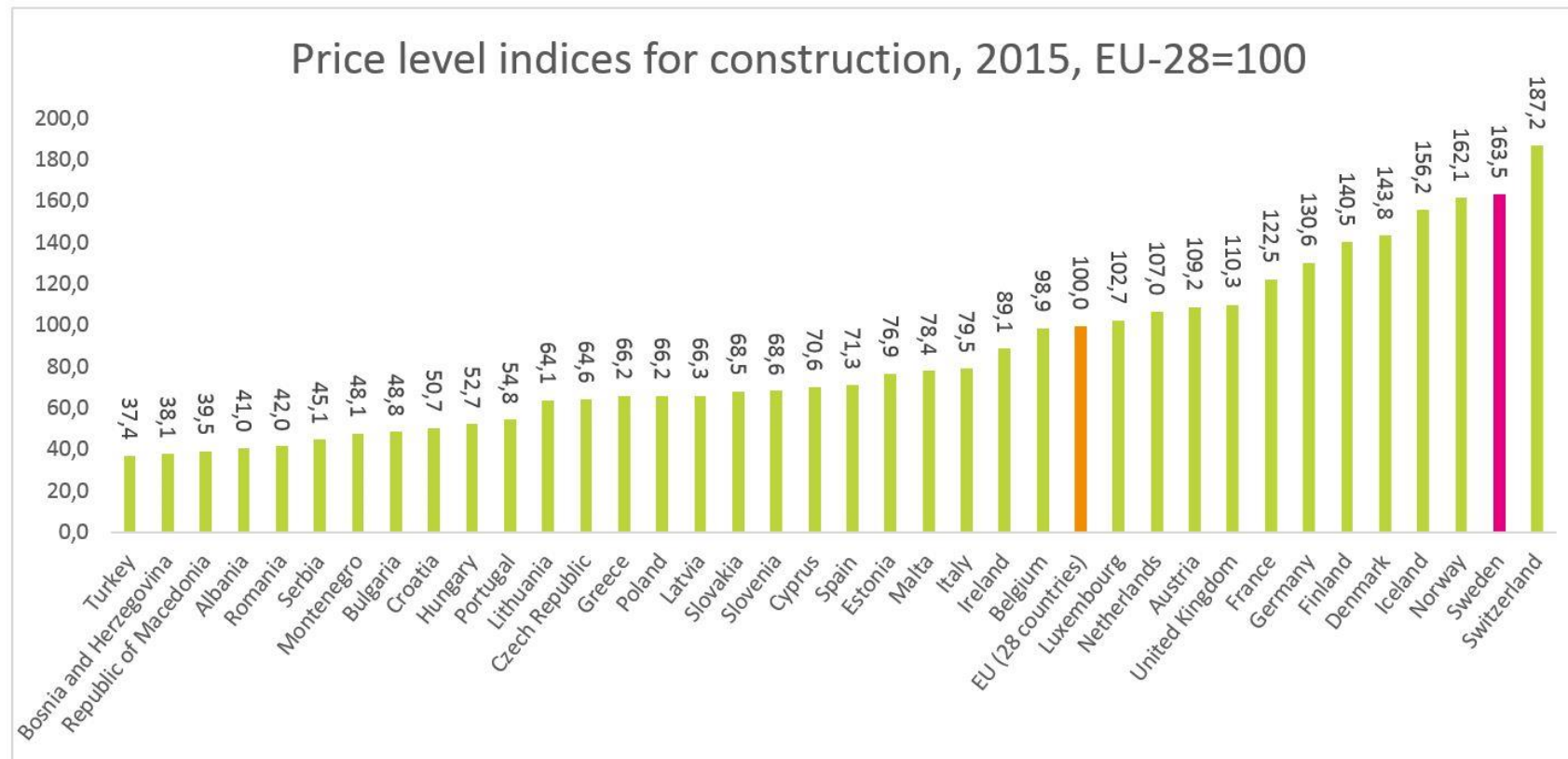
- High and different demands in municipalities across the country ex accessibility and design







# Construction Prices in Europe

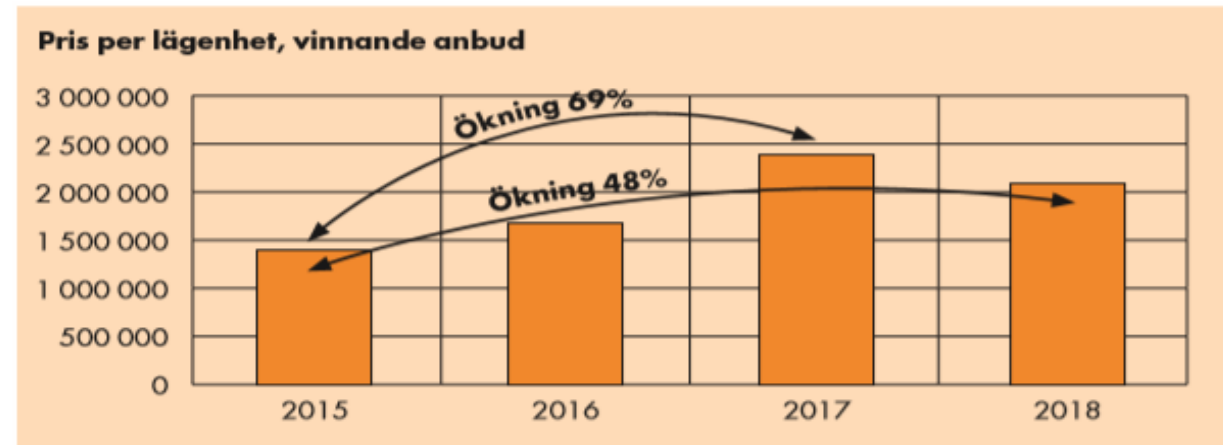






# Construction cost at a constant increase.....

Analysing bids under a 3 year period,  
2015 till 2018.....







# National competitions cut cost by 25%

- Framework agreements
- Collaboration and competition with the construction company's within the public procurement act
- Concept homes, ready to rent, flexible design at a fixed price

*“Working together we are a big driver of development in the construction market, placing demands for the future”*





# Kombohusen





# Kombo Dwellings



Bas



Plus



Mini



Småhus



?

- 2 – 3, or 1-3 room and kitchen
- 16 900 kr/boa, foundation inclusive
- 3 400 Dwellings

- 1-4 room and kitchen
- 13 600 kr/boa, foundation exclusive
- 3 000 Dwellings

- 1 – 2 room and kitchen, 2-6 floors
- 14 000 kr/boa, foundation exclusive
- 3 000 Dwellings

- 2 – 4 room and kitchen, 1-2 floors
- 962 500 -1402 500 kr/lgh, foundation inclusive
- 310 lgh in production

- Ongoing procurement 2019-2020
- High in flexibility
- High demands on energy and Co2
- High demands on design

Framework agreement

2010-2014

2013-2017

2015-2019

2018-2022

2020-2024

Reference agreement



Kvarter



City



Trygg

- 1 – 4 rum och kök
- 17 600 kr/boa, inklusive grund
- 19 700 kr/boa, inklusive grund + källare
- Bostäder öppna eller slutna kvarter

- 1 – 4 rum och kök
- 17 600 kr/boa, inklusive grund
- 19 700 kr/boa, inklusive grund + källare
- Bostäder för kollektivtrafik nära lägen

- 1 – 3 rum och kök
- 16 000 kr/boa, exklusive grund
- Bostäder med förhöjd tillgänglighet

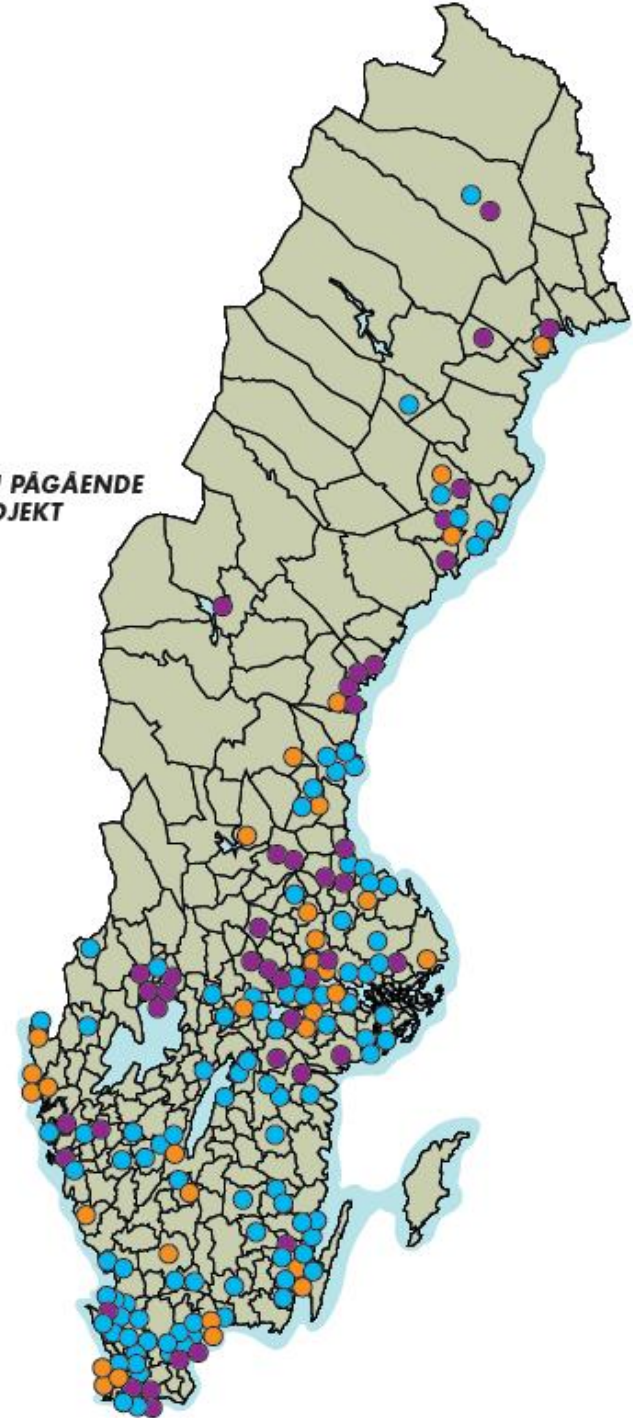
SVERIGES ALLMÄNNYTTA



# Kombohus all over Sweden....

- About 9500 dwellings!

UPPFÖRDA OCH PÅGÅENDE  
KOMBOHUSPROJEKT





# Future of Kombo Dwellings



- Is set up to meet the Public Housing Sweden overall agenda and concept program
- Sustainable development
- Taking the responsibility as big public developer and lead the way
- Climate footprint and energy demands is controlled
- Taking the lead towards Fossil free Public Housing
- Collaboration with the construction market is key together with development of tools as Digitalisation and industrialisation
- At a affordable price







**SVERIGES  
ALLMÄNNYT**

---

**Tack!**

[sofia.heintz@sverigesallmannnytta.se](mailto:sofia.heintz@sverigesallmannnytta.se)



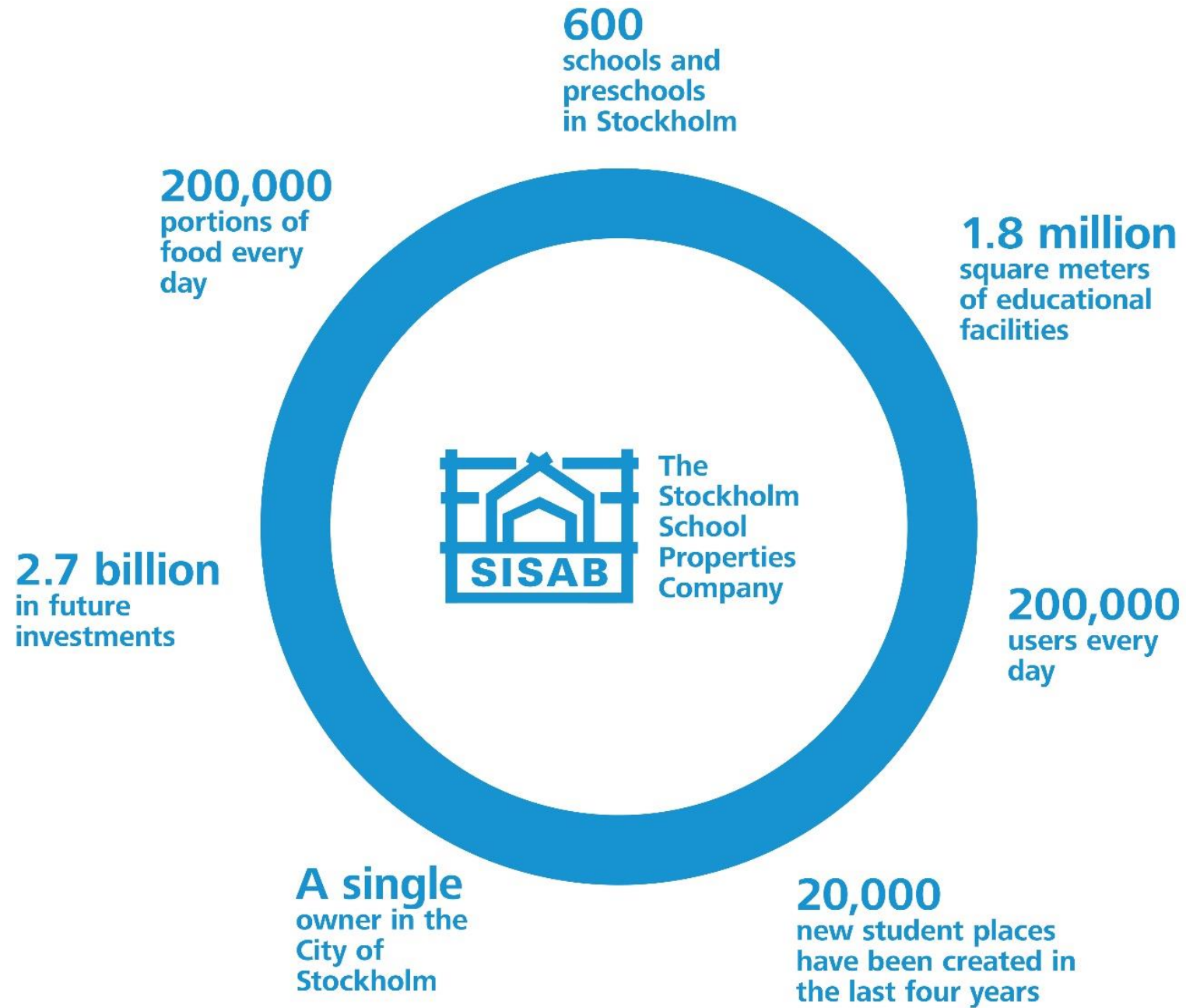
# SISAB

The Stockholm School Properties Company



Clever solutions for a growing city







# A growing mission





# Number of student places





# Upcoming projects

€2.7 billion

50 new preschools  
planned in Stockholm





# A selection from our portfolio



**Preschool of the Future**  
concept preschool



**SISAB UPP**  
wooden modules



**Customised buildings**  
schools & preschools



**Temporary  
student places**





# SISAB UPP:

## our modular upgrade program



In total:

**210**

- Around 200 preschools built in 1960s-70s are to be replaced
- Wooden modules that meet modern standards
- 300–700 sqm



**BEFORE**



**AFTER**



# The Preschool of the Future: our concept preschool



2020-2023:

13

- 12 constructed
- 8 in production stage
- 20 in planning stage





# Wood vs. Concrete Frame

Rebel

vs.

Traditional





# Wood vs. Concrete

- Project planning: Q1-Q3 2020
- Procurement announcement: Q4 2020





# sisab.se/english



**Magnus Colling**  
Head of Procurement  
magnus.colling@sisab.se  
+46 76 124 70 04

**Konrad Szczesny**  
Market Coordinator  
konrad.szczesny@sisab.se  
+46 76 124 61 24

**Björn Sundström**  
Project Manager  
bjorn.sundstrom@sisab.se  
+46 76 124 60 73



A PART OF THE CITY OF STOCKHOLM



# Opportunities with Stockholm's public housing companies







Stockholms stadshus AB  
is the parent company of  
Stockholm's three main  
public housing companies







# Sweden's future investments in construction

- 640.000 new dwellings in Sweden up to 2027
- Increased pace for building is needed
- 140.000 new dwellings to be built until 2030 in Stockholm



## Group Assets

73,560 rental apartments/dwellings

902,925 sq.m. commercial premises

Market value 11,4 billion EUR

Annual net sales 674 million EUR



FAMILJEBOSTÄDER



Stockholmshem





# Sustainable ownership and growth

- Financially
- Environmentally
- Socially
- Democratic





# Caring for the environment

We work together with our tenants, our suppliers and contractors to provide good, environmentally adapted homes which will be sustainable for the community.

- Minimizing impact on the climate
- Healthy indoor environments
- Properties and materials that do not contain dangerous substances
- Efficient waste management



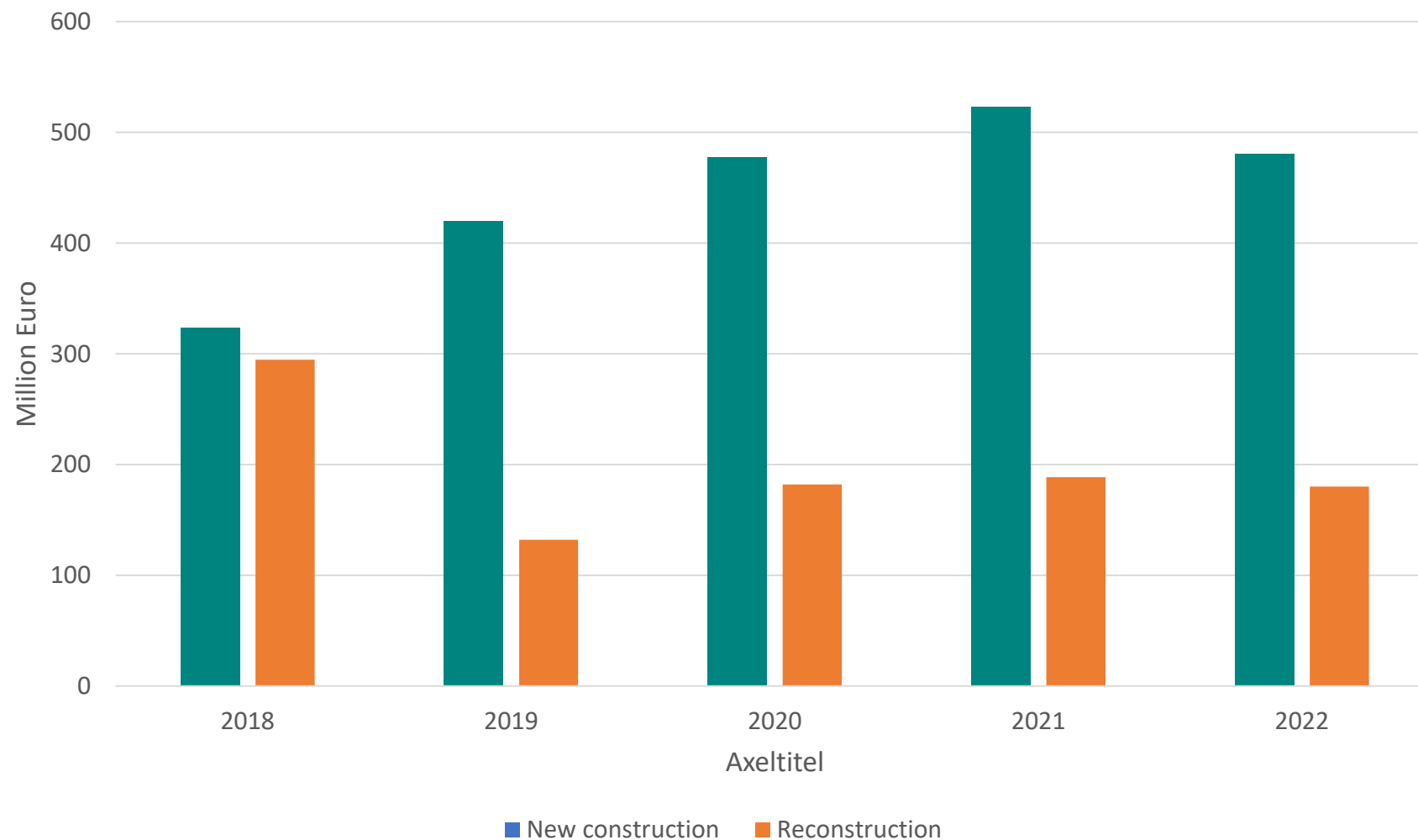


# Owner's mission

- Building of 30.000-40.000 new rental apartments during the next ten years
- Investments in reconstruction
- Investments in maintainance



# Investment volumes





An aerial photograph of the Älvsjö district in Stockholm, Sweden. The image shows a dense urban environment with a mix of architectural styles. In the foreground and middle ground, there are several modern, multi-story apartment buildings with light-colored facades and flat roofs. Some of these buildings have unique, angular designs. Interspersed among these modern structures are older, more traditional apartment buildings with red-tiled roofs and brick facades. The area is surrounded by green spaces, including parks and trees, and a road with cars is visible in the lower left. The background shows a continuation of the urban landscape with more residential buildings and a forested hillside on the right.

# Älvsjöstaden

Project name: *Kabelverket 17*

Volume: **443 rental apartments**

Start of construction: **2019**

Developer: *Familjebostäder*

Architekt: *AIX Arkitekter*



# Älvsjöstaden









The image shows a modern, multi-story residential building. On the left, a glass-enclosed staircase is visible, showing multiple levels. The building has a mix of white and light-colored panels, with balconies featuring glass railings. The right side of the building is taller and has a more uniform facade with many windows. The sky is blue with some clouds, and there are trees in the foreground and background.

# Drevikshöjden, Farsta

Project name: *Drevikshöjden student*  
Volume: *220 student and 380 rental*  
*apartments*

Start of construction: *2018*

Developer: *Familjebostäder*

Architect: *White Arkitekter*





# Filmen, Bandhagen

Project name: *Filmen 2*

Volume: **84 rental apartments**

Start of construction: 2019

Developer: *Familjebostäder*

Architekt: *Leif Andersson*



# Gisslaren, Årstastråket

Project name: *Gisslaren 1*

Volume: **96 student apartments**

Start of construction: **2019**

Developer: *Familjebostäder*

Architekt: *Vera Arkitekter*







# Måsholmen

Volume: *100 rental apartments and an office for 300 people*

Start of construction: 2020

Developer *AB Stockholmshem*

Architekt *Söderberg Söderberg AB*



# Persikan Sköndal

Project name: *Persikan*

Volume: **151 rental apartments**

Start of construction: **2020**

Developer: **AB Stockholmshem**

Architekt: **ÅWL**





# Persikan Sköndal





# Albano





# Welcome to Stockholm

Sören Pettersson

Mail: [annsor@bahnhof.se](mailto:annsor@bahnhof.se) | Tel: +46708286834



Håkan Siggelin  
Familjebostäder



Jörgen Holmqvist  
Svenska Bostäder



Patrik Andersson  
Stockholmshem





**We need to build  
apartments**

**We can build!**

Stockholmshem

En del av  
Stockholms stad



# This is Stockholmshem

- Founded in **1937**
- Owned by the City of Stockholm
- Approx. **27 500** apartments
- **3 800** commercial premises
- Minor field: Temporary homes and social housing
- About **55 000** Stockholmers live in our apartments
- Turnover **2 500** billion SEK
- Approx. **340** employees



# Mission

- Own, manage and sublet apartments in Stockholm.
- Create the best possible conditions for our tenants to create long and sustainable relationships.
- Manage and develop our properties to create sound return on investment and cash flow.



# 3 goals



# Stockholmshem

En del av  
Stockholms stad



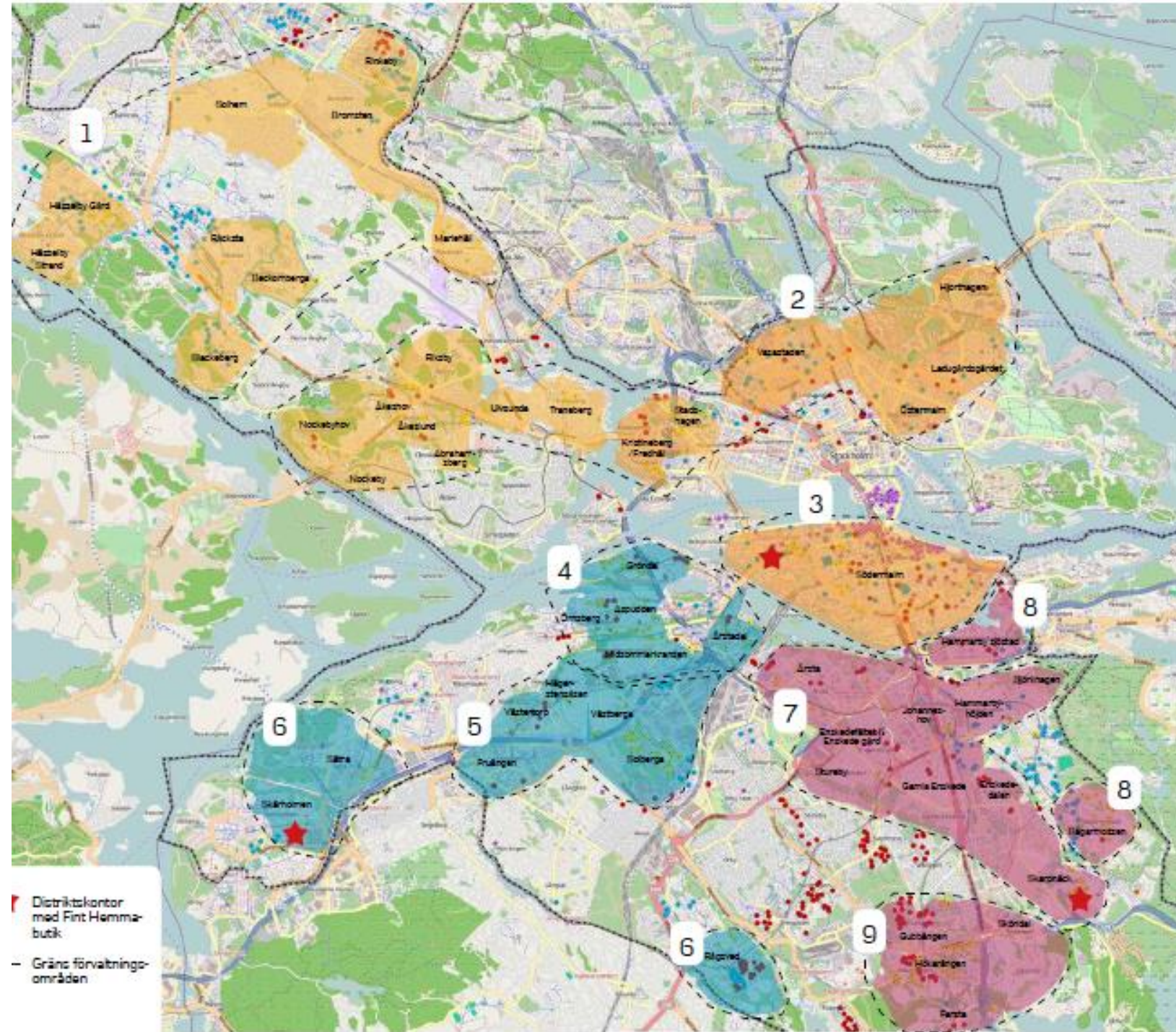
3 districts

City-West

South West

South East

Stockholmshem





# New houses

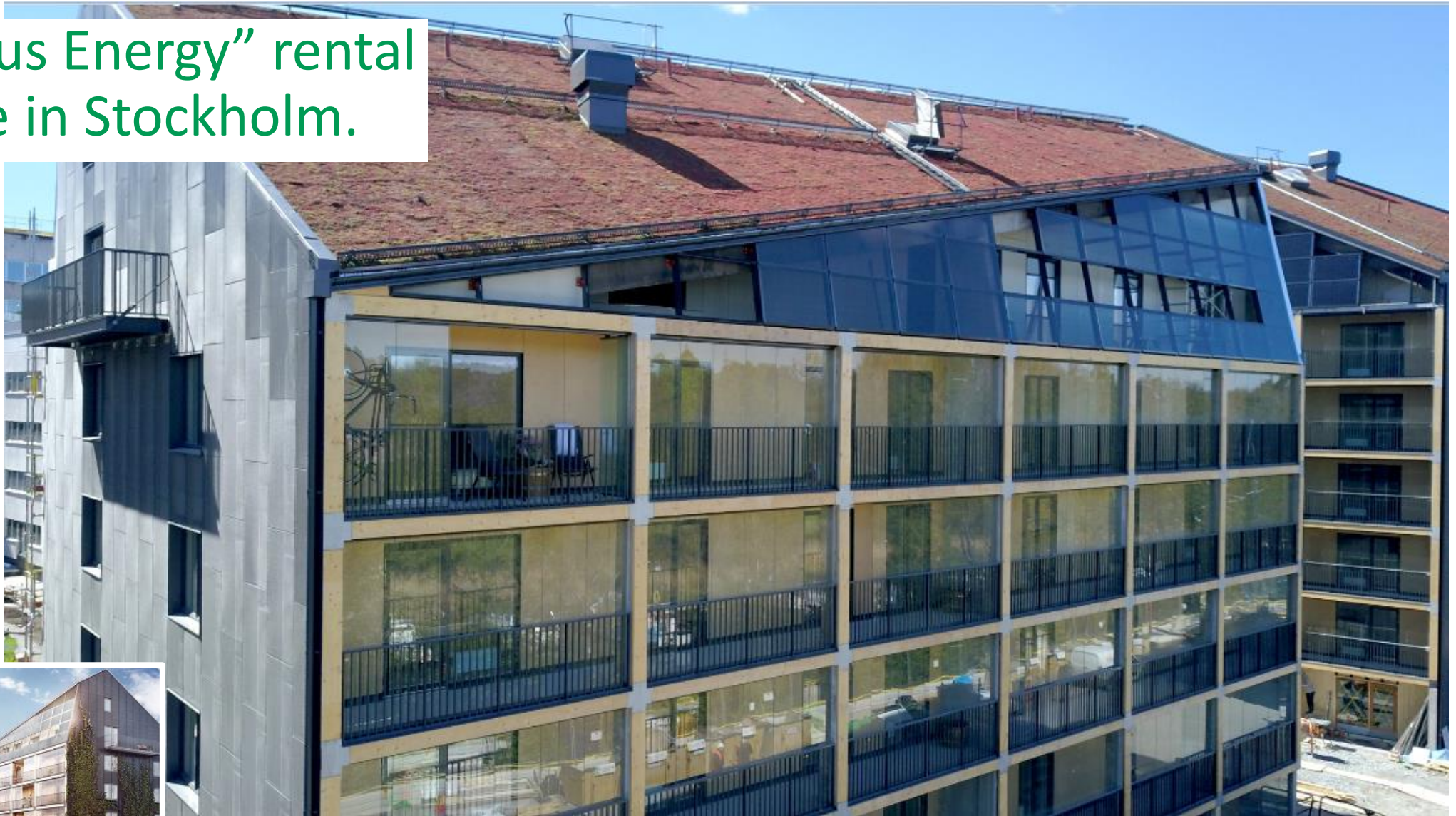
## Refurbishment

## Maintenance

- Our goal is to build approx 5-700 good quality apartments each year. An annual investment of SEK 1,5
- In 2018 we delivered approx 500 apts
- Our construction process is sustainable throughout
- We build eco-friendly



# First "Plus Energy" rental house in Stockholm.



*Project "Backåkra", finished spring 2019*

Stockholmshem



New houses

**Refurbishment**

Maintenance

We invest annually about SEKB 1 on:

- Major reconstruction
- Energy efficiency measures
- Safety measures
- Renovating outdoor areas
- Upgrading our apartments



# EU-project "Grow Smarter"

Houses from 1960:ies made Silver Greenbuilding certificate



*Project "Grow Smarter, Valla Torg",  
finished autumn 2019*



New houses

Refurbishment

Maintenance

We invest annually about SEKB 0,5 on:

- Repairs
- Landscaping
- Cleaning
- Wastehandling
- Energy
- Water
- IT
- ...



# Our environmental care

We focus on:

- Minimising impact on the climate, Climate Neutral 2030
- Energy efficiency
- Properties and materials do not contain harmful substances
- Managing waste efficiently



### Kungsholmen

Stadshagsklippan, ca 210 apts.

Tjället i Stadshagen, ca 170 apts.

### Södermalm

Persikan, ca 155 apts.

### Östermalm

Kolkajen, Norra Djurgårdsstaden, ca 150 apts

### Bromma

Karlsbodavägen, ca 160 apts

Spångavägen, ca 100 apts.

Åkeshovsvägen, ca 100 apts..

### Hägersten-Liljeholmen

Västertorpsvägen, ca 100 apts.

### Skärholmen

Mäläräng, ca 150 apts.

Offices and ca 100 apts. Skärholmen

### Enskede-Årsta-Vantör

Bjursätragatan, Rågsved, ca 120 apts.

Bolidenvägen, Johanneshov, ca 100 apts.

Johanneshovsvägen-Bolmensvägen, ca 180 apts.

Konstgutarvägen, Johanneshov, ca 100 apts.

Svedmyraplan, ca 280 apts.

Vallastråket, ca 100 apts..

Årstafältet, ca 85 apts.

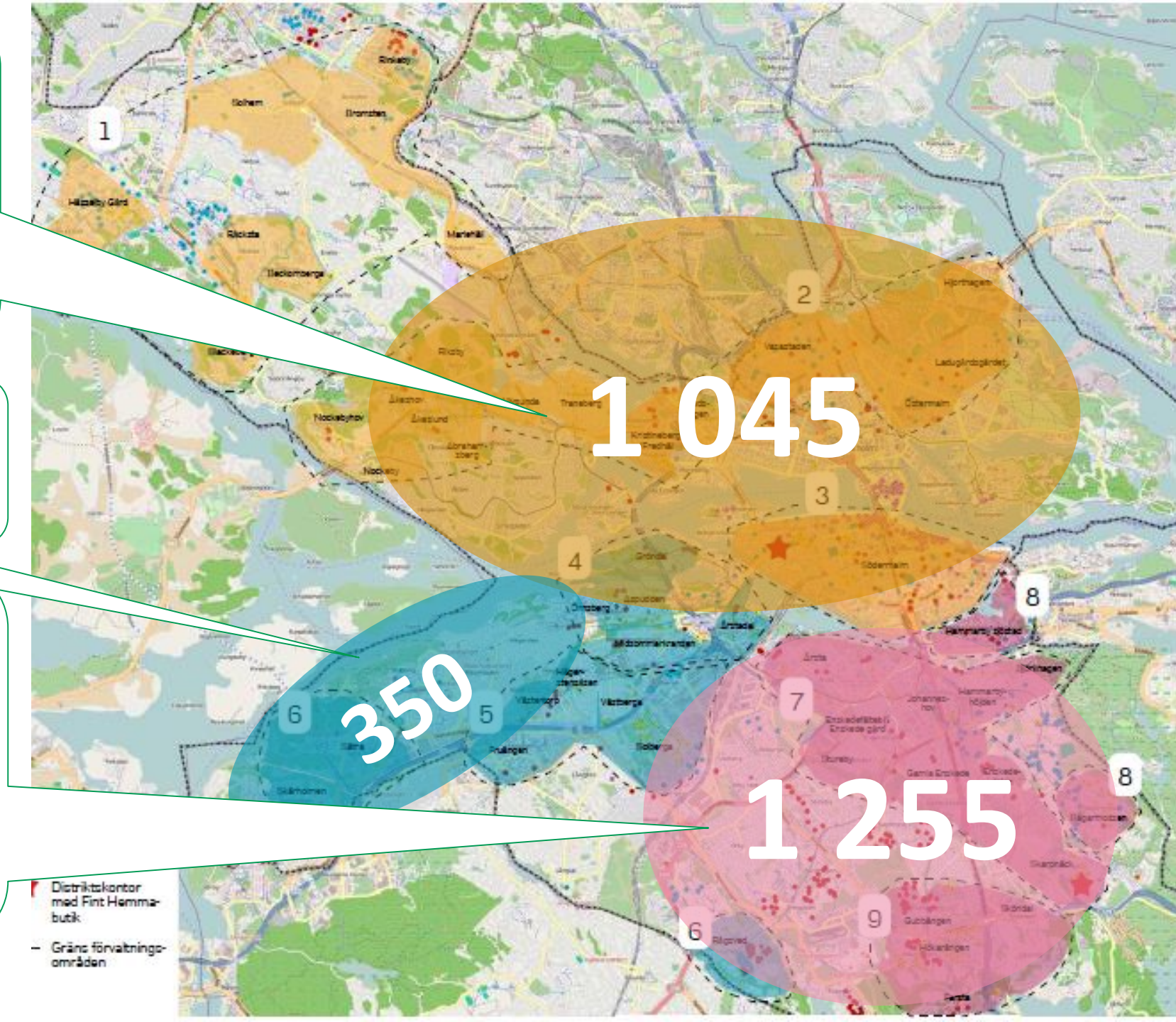
### Älvsjö

Toffelbacken, Solberga, ca 110 apts.

### Skarpnäck

Bergholmsbacken i Bagarmossen, ca 180 apts

Stockholms hem







**Tack!**

Stockholmshem

En del av  
Stockholms stad



# Welcome to Svenska Bostäder

Jörgen Holmqvist  
Håkan Jansson  
Elias Issa

Som en hyresvärd  
borde vara



## En del av Stockholms stad

A part of the City of Stockholm



WELCOME!

# This is Svenska Bostäder

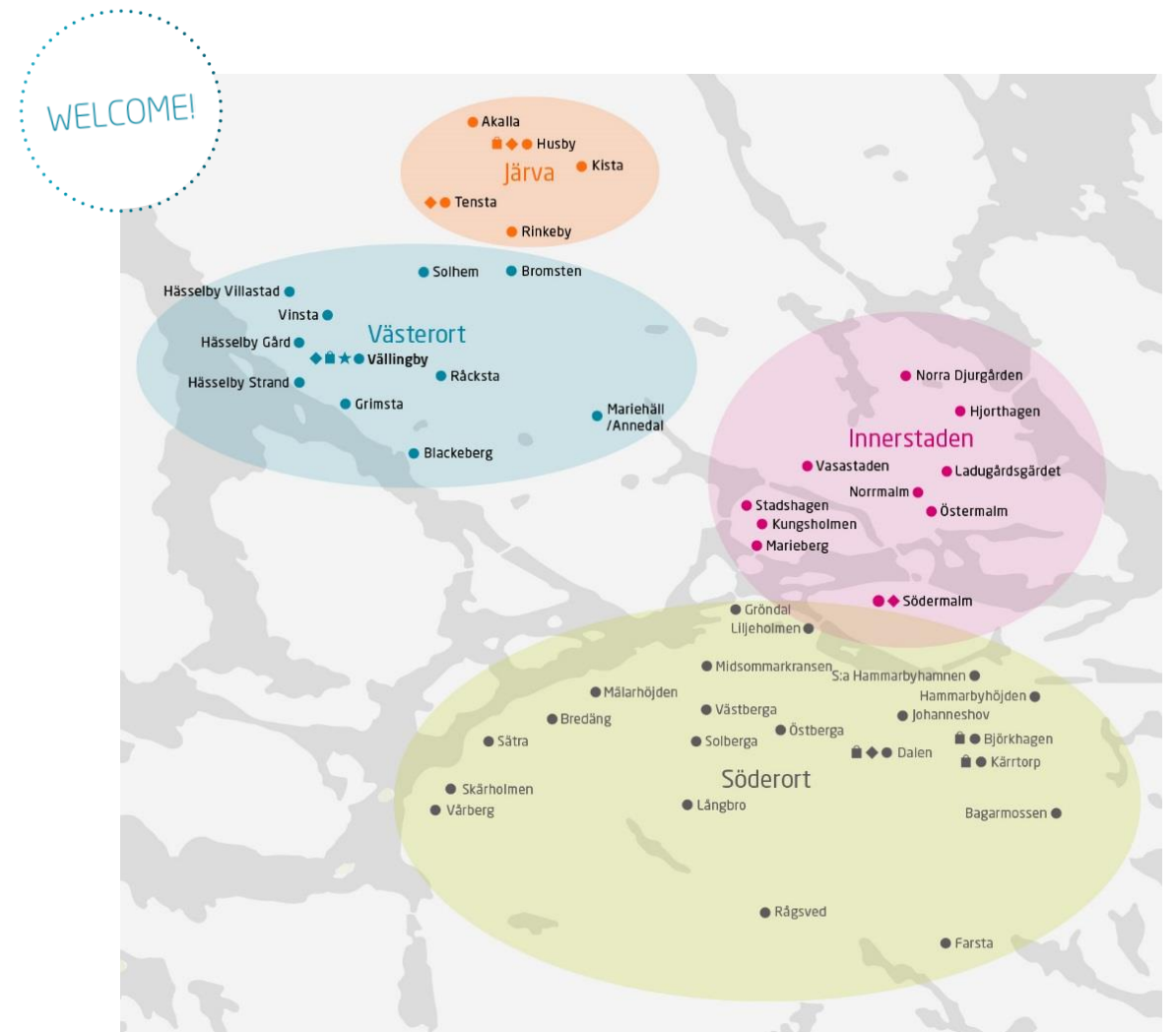
- Founded in **1944**
- Owned by the City of Stockholm
- Approx. **27 000** apartments
- About **4 100** commercial premises
- About **1 200** student apartments
- **5** shopping centres
- About **56 000** Stockholmers live in our apartments





# Our housing areas are divided into districts

- Inner city – buildings that vary in character and age
- Järva – most of these properties were built in the 1970's
- Västerort – most of these properties were built in the 1950's
- Söderort – these buildings are from the 1940's, 50's and 60's





# Stadsholmen – our subsidiary

Through our subsidiary, Stadsholmen, we take care of culturally valuable properties in Stockholm. Most of these buildings date from the 18th century.

- 1 633 rental apartments
- 864 commercial premises



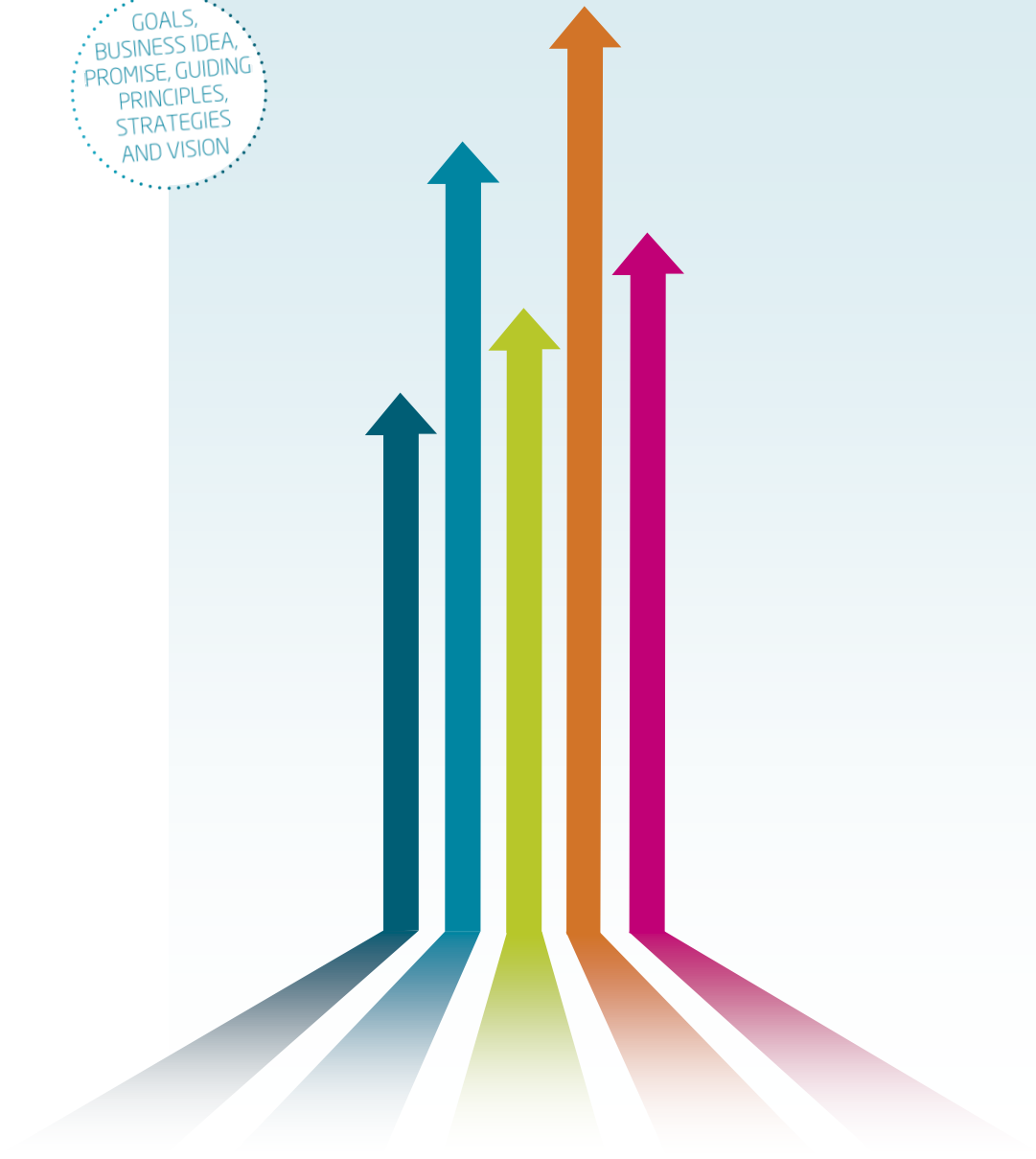


Svenska Bostäder's  
goals, business idea,  
promise, guiding principles,  
strategies and vision



# Our goals for 2019

- To be the best at rental apartments in greater Stockholm
- Sustainable and safe housing environments
- Build a lot of new and well constructed properties
- Profitability
- One of Sweden's best places to work





# Our business idea and our promise

Svenska Bostäder shall own varied and attractive properties for rental to housing tenants and commercial businesses in Stockholm.

By being involved and business-focused we provide individual and safe solutions to achieve long term tenant and customer relations.

*Our promise – as a landlord should be*



GOALS,  
BUSINESS IDEA,  
PROMISE, GUIDING  
PRINCIPLES,  
STRATEGIES  
AND VISION



# Our investments



# Reconstruction and maintenance

We invest annually about SEKB 1,7 on:

- Major reconstruction
- Energy efficiency measures
- Safety measures
- Renovating outdoor areas
- Upgrading our apartments

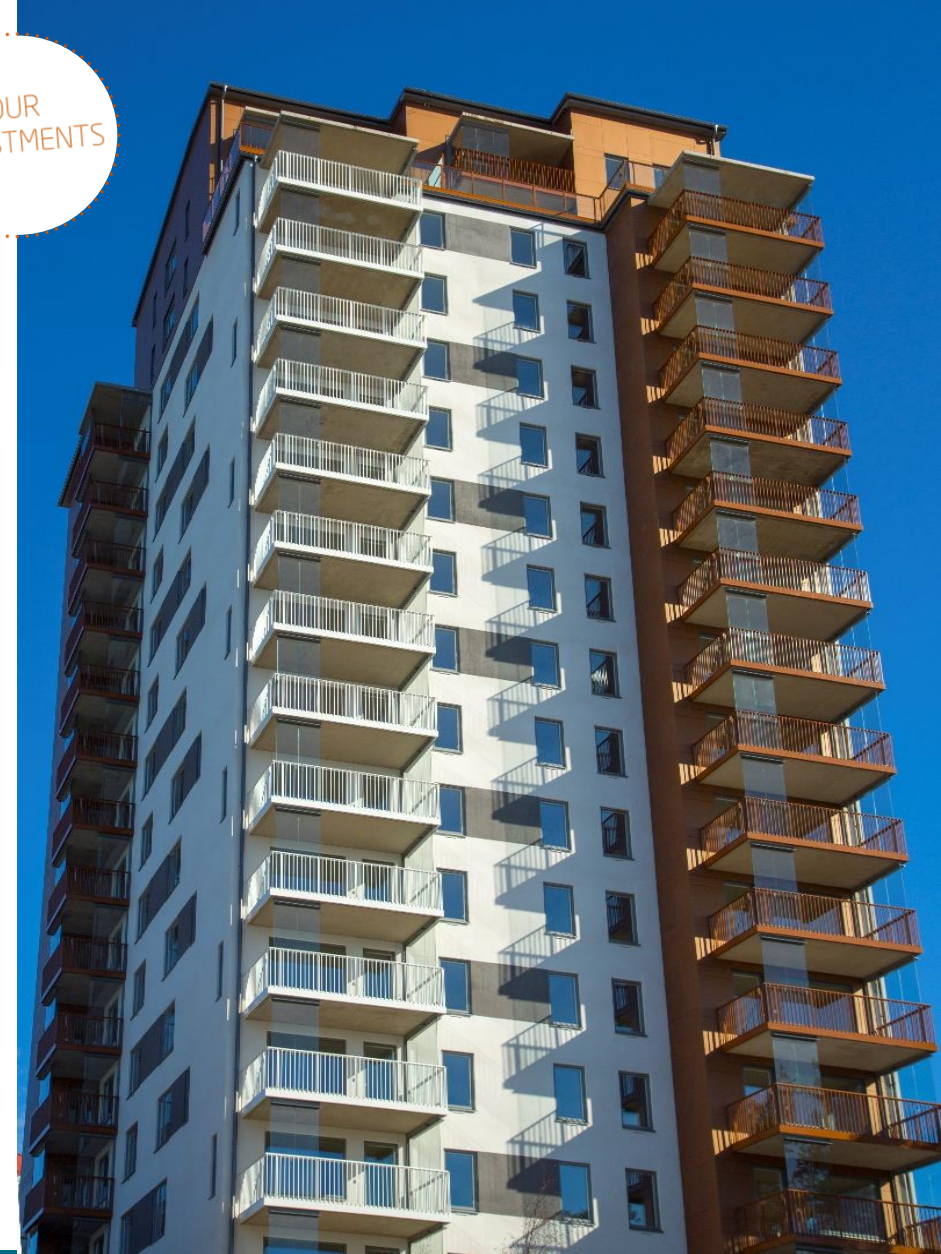




# Our new constructions

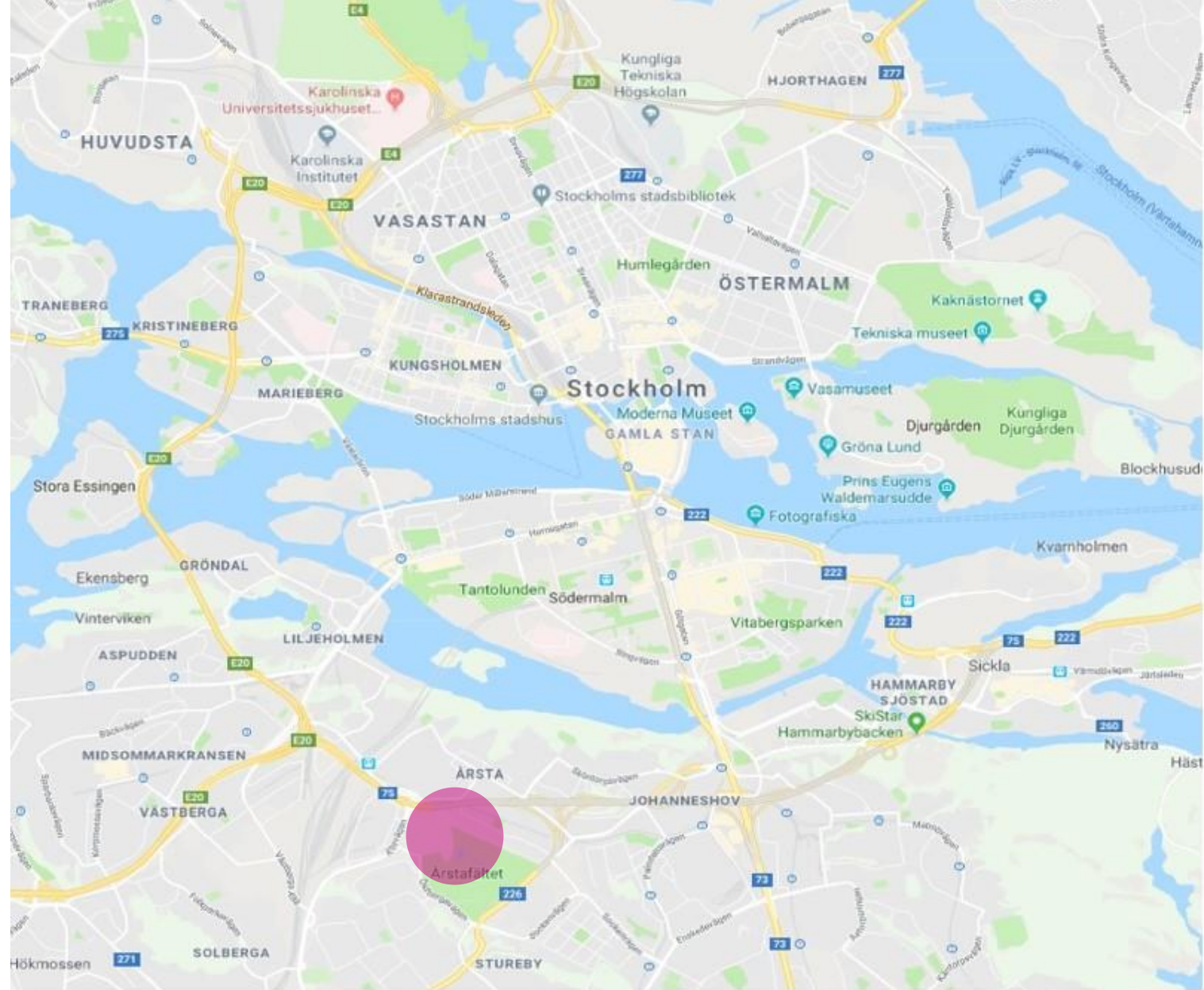
Our goal is to build many good quality apartments

- In 2018 we delivered 230 new apartments and began construction of a further 919
- Our construction process is sustainable throughout
- We build eco-friendly
  - Silver Greenbuilding certificate
  - Energy efficient





# Valla norra, Årsta





# Valla norra, Årsta

- 15 minutes from Stockholm city centre
- Close to public transport



43  
apartments



# Valla norra, Årsta



**20**  
underground  
parking lots



# Valla norra, Årsta

- Mixed storey-levels between 5-8 floors





# Valla norra, Årsta

- Available for submitting tender Q2 2021



Q2  
2021



# Our work with sustainability

We strive to achieve long-term and sustainable development, socially, economically and environmentally



# Sustainability

Svenska Bostäder contributes to a sustainable society. The way to achieve this is through cooperation with our tenants, suppliers, contractors and others.

Our work with sustainability covers:

- Ecological sustainability
- Social sustainability
- Economic sustainability





# Our environmental care

We focus on:

- Minimising impact on the climate
- Healthy indoor climate
- Properties and materials do not contain harmful substances
- Managing waste efficiently





*Som en hyresvärd  
borde vara*



Svenska Bostäder

[svenskabostader.se](https://svenskabostader.se)



# Familjebostäder

---

Founded in 1936



FAMILJEBOSTÄDER



# Part of the City of Stockholm

---



**Stockholms  
stad**



**STOCKHOLMS  
STADSHUS AB**



**FAMILJEBOSTÄDER**







## Business Concept

We own, develop, and manage attractive rental housing units and non-residential properties that serve the needs of the people of Stockholm.



# Vision



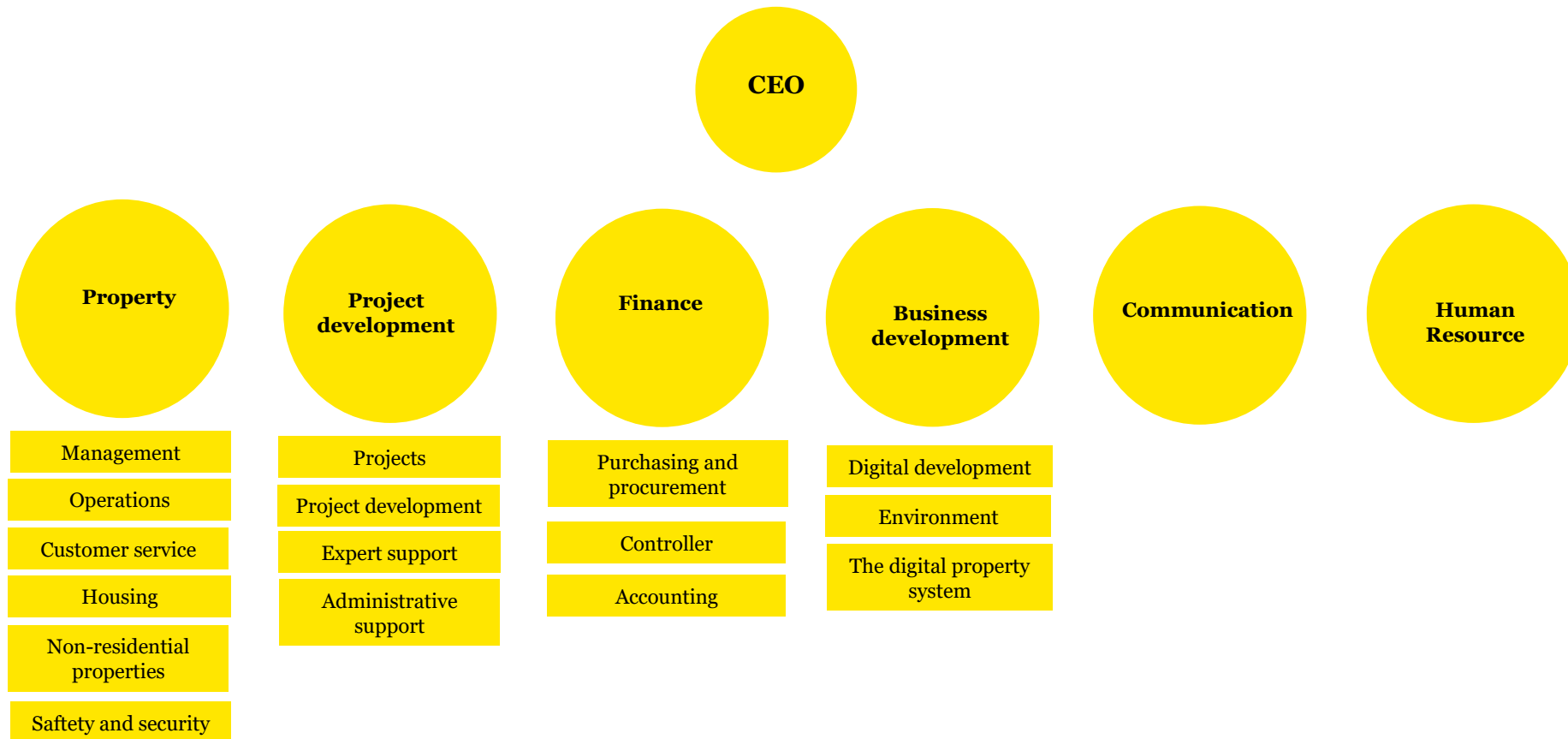
Vision

Welcoming and smart living environments for  
today's and tomorrow's Stockholmers.





# Our organisation







# Finances and earnings 2018

---

309

million SEK

**Profit after net  
financial items**

1 883

million SEK

**Revenue**

1 500

million SEK

**Investments**

70 %

**Financial strength,  
visible**

608

**Net operating  
income, SEK/m<sup>2</sup>**

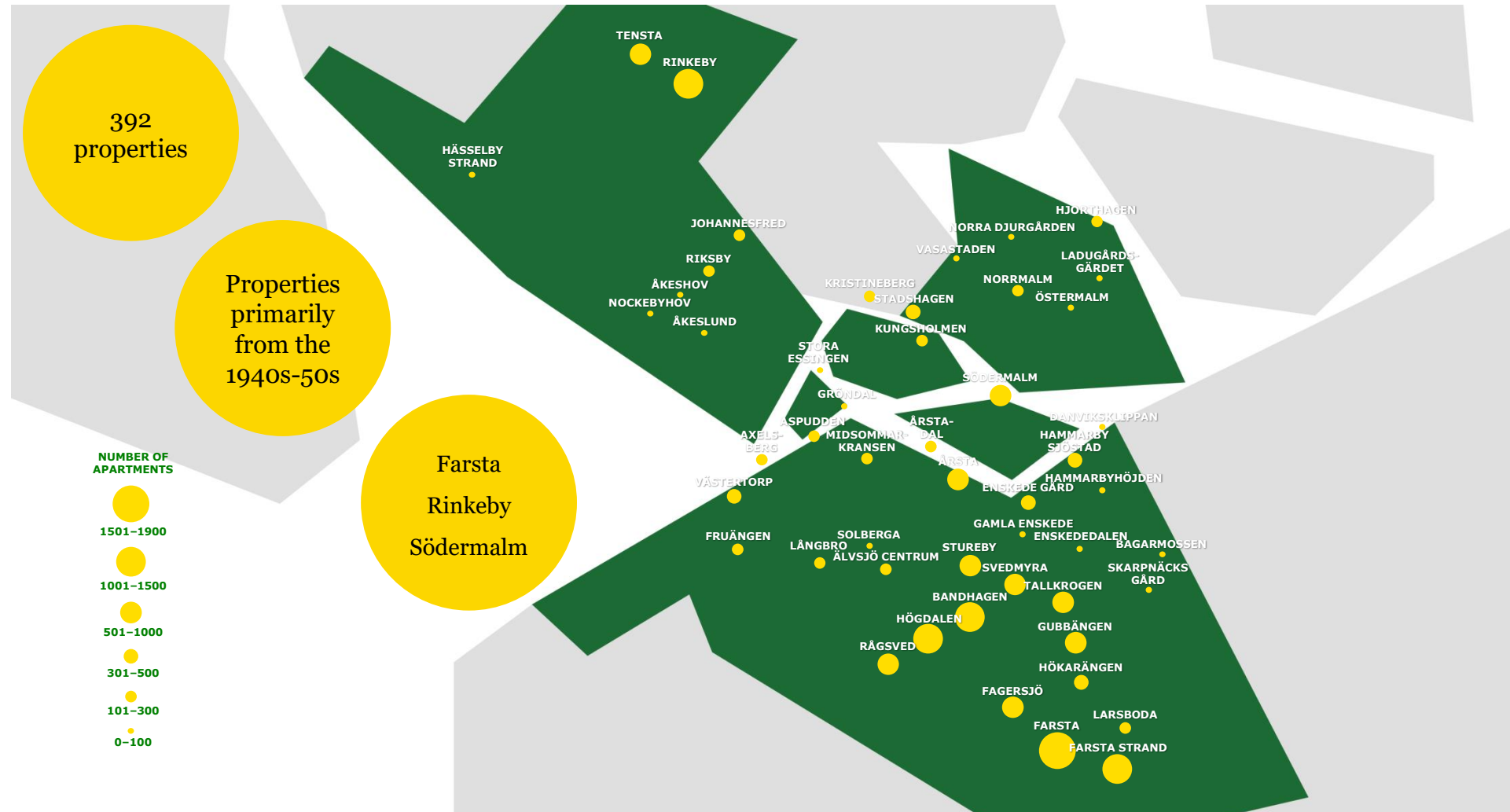
39

billion SEK

**Fair market value of  
the properties**



# Our properties





# Färgfilmen



13000  
SITE PLAN OF THE AREA BANDHAGEN

Brunnberg & forshed The logo for Brunnberg & forshed, featuring the company name in a sans-serif font next to a stylized graphic of three vertical bars of increasing height.

2019-10-11  
FÄRGFILMEN





DRAWING FROM LANDSCAPE ARCHITECT BJERKING  
Dated 2019-09-12

1:400  
SITE PLAN

Brunnberg & forshed 



2019-10-11  
FÄRGFILMEN





FAMILJEBOSTÄDER

#### HABITABLE AREA

BOA			
PLAN 10			
	1ROK	2	64
	2ROK	2	77
	3ROK	2	149
	4ROK	5	437
		11	728 m <sup>2</sup>
PLAN 11			
	2ROK	4	172
	4ROK	7	630
	5ROK	1	104
		12	905 m <sup>2</sup>
PLAN 12			
	2ROK	4	181
	4ROK	7	636
	5ROK	1	104
		12	920 m <sup>2</sup>
PLAN 13			
	2ROK	4	181
	4ROK	7	636
	5ROK	1	104
		12	921 m <sup>2</sup>
PLAN 14			
	2ROK	4	181
	4ROK	7	636
	5ROK	1	104
		12	920 m <sup>2</sup>
PLAN 15			
	2ROK	2	108
		2	108 m <sup>2</sup>
		61	4502 m <sup>2</sup>

#### ARCHITECT:

A residential building of five stories, containing four stairwells serving 61 apartments.

A garage level is located underneath parts of it, and is extended under a covered courtyard.

The building follows the slope of Trollesundsvägen and is therefore divided into four parts. Construction of the garage requires blasting of parts of the plot, and there is a desire to keep some of the existing trees.

#### CONSTRUCTIONAL ENGINEER:

The structural system of the building basically consists of concrete slabs, concrete walls, steel columns and concrete columns. The walls are 200mm prefabricated concrete shell-walls with 100mm cast in place concrete between the shells. The slabs consist of 50mm precast concrete plates with 200mm cast in place concrete above. A system of precast concrete columns and beams making space for the cars in the garage. The steel columns are placed in the facade walls to carry the slabs.



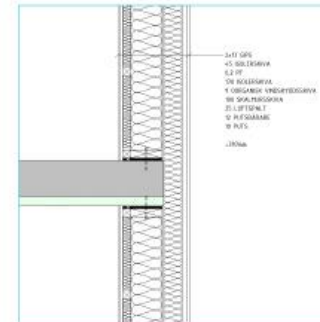
#### OUTSIDE GROSS AREA

BRUTTOAREA (BTA)	
PLAN 15	641
PLAN 14	1157
PLAN 13	1157
PLAN 12	1157
PLAN 11	1157
PLAN 10	2188
PLAN 09	1061
	8519 m <sup>2</sup>

#### APARTMENTS

1 RoK	2
2 RoK	20
3 RoK	2
4 RoK	33
5 RoK	4

TOTALLY 61 apartments



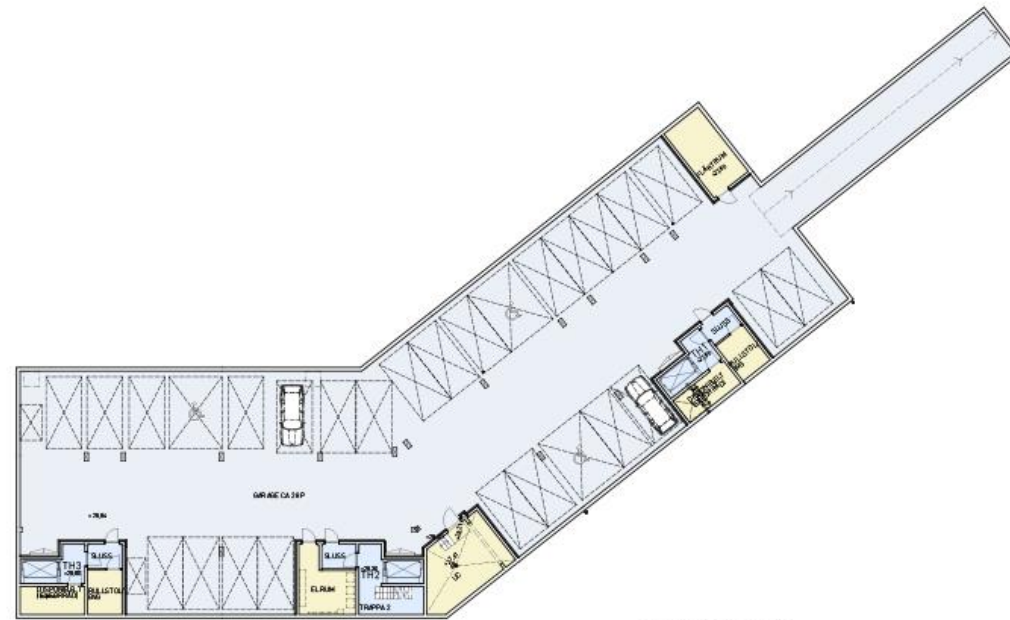
DETAIL OF WALL.  
DRAWING FROM CONSTRUCTIONAL ENGINEER WSP.  
Dated 2019-05-14.

#### Head Materials

Basement walls:	concrete
Roof:	wood construction
Roof surface:	folded sheet roof
Floor joints:	prefab concrete
Facades:	cement plaster
Facade bases:	stone



- 1 RoK
- 2 RoK
- 3 RoK
- 4 RoK
- 5 RoK
- COMMUNICATION AREA
- PARKING AREA
- MAINTENANCE AREA



28 PARKING LOTS  
ACCESSIBLE DIRECTLY FROM THE STREET  
CONNECTED TO ENTRANCE HALL 1, 2 AND 3





- 1 RoK
- 2 RoK
- 3 RoK
- 4 RoK
- 5 RoK
- COMMUNICATION AREA
- PARKING AREA
- MAINTENANCE AREA



ENTRANCE FLOOR  
 COMMON LAUNDRY ROOM  
 ACCESS TO EACH STAIRWELL FROM BOATH STREET  
 AND COURTYARD  
 FIRST FLOOR APARTMENTS LOCATED  
 APPROXIMATELY ONE METER ABOVE STREET LEVEL  
 TWO LOCATIONS FOR GARBAGE COMPOSTING  
 BICYCLE PARKING IN STOREHOUSES  
 CAR ENTRANCE TO PARKING/GARAGE LEVEL



1:300

PLAN 10, Fakta Färgfilmen GROUND FLOOR PLAN



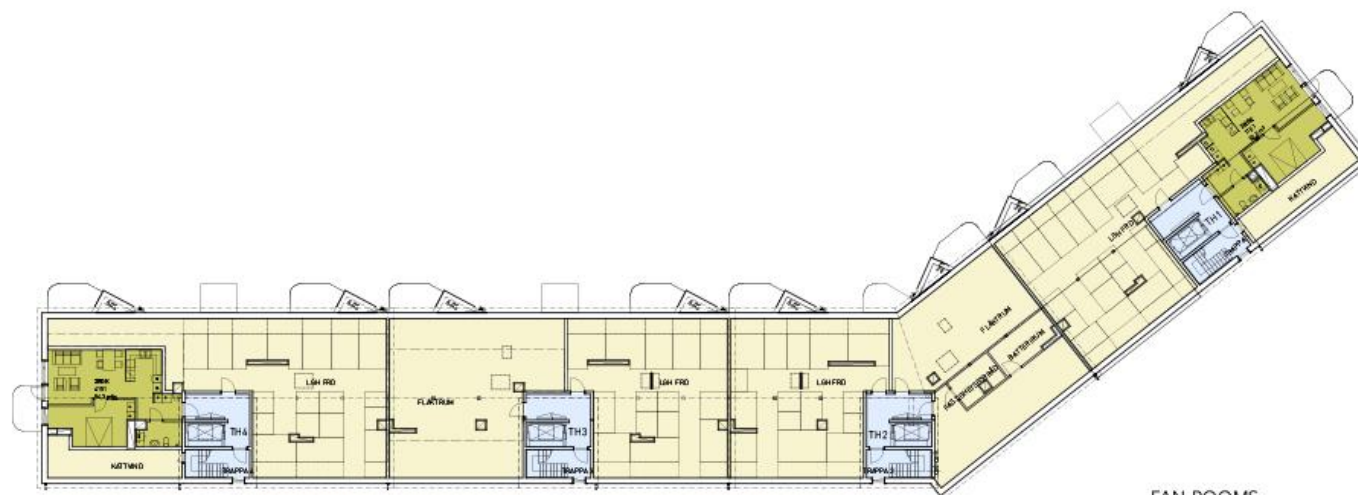
- 1 RoK
- 2 RoK
- 3 RoK
- 4 RoK
- 5 RoK
- COMMUNICATION AREA
- PARKING AREA
- MAINTENANCE AREA



- 4 STAIRWELLS WITH ELEVATORS  
 12 APARTMENTS ON EACH STANDARD FLOOR:
- 7 (4RoK)
  - 4 (2RoK)
  - 1 (5RoK)



- 1 RoK
- 2 RoK
- 3 RoK
- 4 RoK
- 5 RoK
- COMMUNICATION AREA
- PARKING AREA
- MAINTENANCE AREA



FAN ROOMS  
STORAGES FOR TENANTS AND MAINTENANCE  
2 APARTMENTS

1:300

PLAN 15, Fakta Färgfilmen ATTIC FLOOR





PERSPECTIVE OF COURTYARD, LOOKING SOUTH





PERSPECTIVE OF COURTYARD, LOOKING NORTH



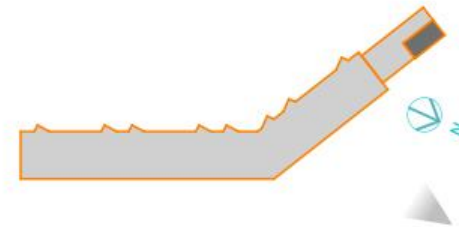


PERSPECTIVE FROM STREET, LOOKING NORTH

Brunnberg & forshed 

2019-10-11  
FÄRGFILMEN





PERSPECTIVE FROM STREET, LOOKING SOUTH





STREET ENTRANCE TO APARTMENTS



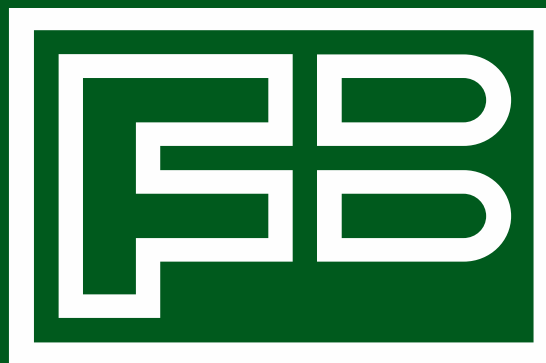




COURTYARD ENTRANCE TO APARTMENTS







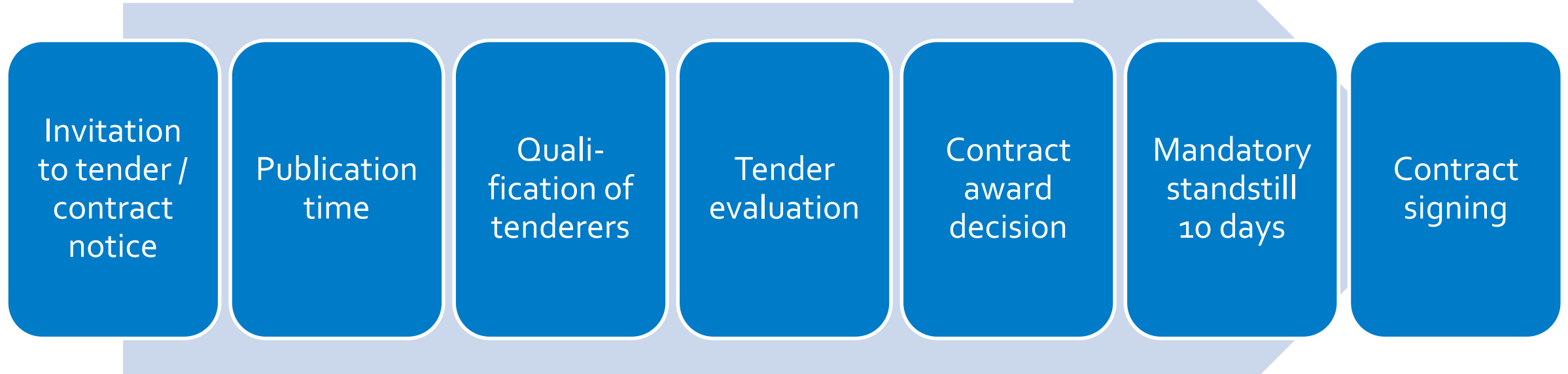
# FAMILJEBOSTÄDER



# Public Procurement Process









## SISAB - typical

- 50-60 such procurements yearly
  - ca 40 construction contracts
- Majority under the EU Threshold (€5 million)
- Performance contracts
  - Technically well / narrowly specified





Two grey pencils with sharpened wooden tips are positioned diagonally on the left side of the slide, pointing towards the top right.

# The contract – after signing

A typical Swedish construction contract consists of (and normally in Swedish):

- A standard agreement: AB 04/ABT 06
  - available in English
- Administrative regulations (legal specification)
  - can be made available in English
- Technical specifications
- Drawings etc.







## AB 04/ABT 06

1. Scope of contract
2. Execution
3. Organization
4. Time
5. Liability  
(2-5 years warranty)
6. Cost and payment
7. Inspection
8. Cancellation
- 9-10. Disputes



# Non negotiables - basics



- Payment of taxes and working permits
- Environmental demands
  - Management system and plan for project
  - Declaration of built-in materials
  - Non-poisonous preschool (e.g. non-PVC-mats)
- Workers' conditions
  - Terms as collective agreement
  - Plan for working environment
- IDo6





# Development





# Alternative strategies for procurement?



- Dynamic purchasing systems
- RFI announcements
- Split contracts
- Contract notices always in TED
- Modular construction
- Functional requirements - in an early stage of design?
- Contract summaries in English
- Project language





# Find out more?



[www.ted.europa.eu](http://www.ted.europa.eu)

[www.opic.com](http://www.opic.com)

[www.skatteverket.se](http://www.skatteverket.se) (Tax Agency - information in different languages)

[www.upphandlingsmyndigheten.se/en](http://www.upphandlingsmyndigheten.se/en) (Public procurement)

[www.boverket.se/en/start/](http://www.boverket.se/en/start/) (Building regulations)

[www.ido6.se](http://www.ido6.se)

[www.sisab.se](http://www.sisab.se)





# sisab.se/english



**Magnus Colling**  
Head of Procurement  
magnus.colling@sisab.se  
+46 76 124 70 04



A PART OF THE CITY OF STOCKHOLM



**■ ■ ■ RÄTTVIST**  
**■ ■ ■ BYGGGANDE**



**”Unjust  
competition”**

**”Organized  
crime”**

**:::: RÄTTVIST  
:::: BYGGGANDE**





International  
organized  
crime

Economic  
crime

Forgery of  
ID06 cards





Tax evasion  
cost society  
**10 billion SEK**  
annually

...20 000  
new police  
officers



...3 000 new  
apartments



# Our projects must be executed the right way

- In compliance with the law
- In compliance with the rules of the industry
- In compliance with contracts
- With social responsibility

...regardless of who is doing the work.

We audit to secure compliance.





## Tipsa om brottslighet i byggbranschen

Fair Play Bygg är en oberoende organisation för brottslighet i byggbranschen. Exempelvis: svartarbete, företag med arbetare utan arbetsställning, osv.

Tip us off about criminality in the construction industry!

Fair Play Bygg is an independent organization that monitors and reports criminality in the construction industry. For example: companies with employees that lack work permits (ID06) and contributions.

Przekazanie informacji o przestępstwach w branży budowlanej

Teater

kun

Sikalsta  
koje!

adom nas o przestępstwach w branży budowlanej

Fair Play

## Rättvist byggande – sunda villkor för alla

För Stockholmshem är det viktigt att vi bygger våra bostäder på ett tryggt och ansvarfullt sätt. Tillsammans med Scandinavian Risk Solutions genomför vi därför kontroller av bland annat:

- Arbetsställning
- ID-handling
- ID06
- Arbetsvillkor
- Skatt och arbetsgivaravgifter

Anmäl fel och brister  
Om du misstänker att lagar och avtal inte följs kan du göra en anonym anmälan till Fair Play Bygg, en oberoende organisation som lämnar informationen vidare till ansvarig myndighet. Anmäl till [tipsa@fairplaybygg.se](mailto:tipsa@fairplaybygg.se)

## Fair building – ethical conditions for everyone

It is important to Stockholmshem that we build our housing in a safe and responsible manner. In collaboration with Scandinavian Risk Solutions, we conduct inspections of, for example:

- Work permits
- ID documents
- ID06
- Working conditions
- Tax and employers' contributions

Report errors and deficiencies  
If you suspect that laws and agreements are not being followed, you can make an anonymous report to Fair Play Bygg, an independent organization that will forward the information to the responsible authority. Report to [tipsa@fairplaybygg.se](mailto:tipsa@fairplaybygg.se)

[stockholmshem.se/rattvistbyggande](http://stockholmshem.se/rattvistbyggande)

Stockholmshem

EN DEL AV STOCKHOLMS STAD

I SAMARBETE MED





Knowledge

Unannounced inspections

Communication

Controlling the entire chain of contractors

Rättvist byggande -  
sunda villkor för alla

Anmäl fel och brister  
Om du misstänker att lagar och avtal inte följs kan du göra en anonym anmälan till Fair Play Bygg, en oberoende organisation som samlar in information vid till ansvarig myndighet. Anmäl till tipsa@fairplaybygg.se

Fair building ethical  
condition everyone

It is important to Stockholm  
build our housing in a safe  
manner. In collaboration with  
Risk Solutions, we conduct  
example:  
Work permits  
Documents  
2006  
Working conditions  
and employers' contributions

[stockholmshem.se/rattvistbyggande](http://stockholmshem.se/rattvistbyggande)

Stockholms hem

EN DEL AV STOCKHOLMS STAD

I SAMARBETE MED





# 2018

## 12

inspections

## 300

persons

## 41

unreported  
sub-contractors

## 4

persons  
without work  
permits

## 24

false  
ID documents

### Rättvist byggande – sunda villkor för alla

För Stockholmsregionen är det viktigt att vi bygger våra bostäder på ett tryggt och ansvarfullt sätt. Tillsammans med Scandinavian Risk Solutions genomför vi därför kontroller av bland annat:

- Arbetsmiljö
- ID-handling
- ID-ök
- Arbetsvillkor
- Skatt och arbetsgivaravgifter

#### Anmäl fel och brister

Om du misstänker att lagar och avtal inte följs kan du göra en anonym anmälan till Fair Play Bygg, en oberoende organisation som samlar informationen vidare till ansvarig myndighet. Anmäl till [tips@fairplaybygg.se](mailto:tips@fairplaybygg.se)

### Fair building – ethical conditions for everyone

It is important to Stockholmregion that we build our housing in a safe and responsible manner. In collaboration with Scandinavian Risk Solutions, we conduct inspections of, for example:

- Work env.
- ID card
- ID check
- Working conditions
- Tax and employer's contribution

Report errors and deficiencies  
If you suspect that laws and agreements are not being followed, you can make an anonymous report to Fair Play Bygg, an independent organization that will forward information to the responsible authority. Report to [tips@fairplaybygg.se](mailto:tips@fairplaybygg.se)

#### Tip us in the construction

Fair Play Bygg is an independent organization that monitors and reports on the construction sector. For example, reported deficiencies:

- Work env.
- ID card
- ID check
- Working conditions
- Tax and employer's contribution

#### Žiņo par pārkāpumiem būvniecības nozarē!

Fair Play Bygg ir neatkarīga organizācija, kas kontrolē un ziņo par pārkāpumiem būvniecības nozarē. Piemēram, ziņojamie pārkāpumi:

- Darbavietas drošība
- ID kartes
- ID pārbaude
- Darbavietas apstākļi
- Nodokļu un darba devēja iemaksu ieviešana

#### Сообщите о незаконных действиях в строительной отрасли!

Fair Play Bygg – это независимая организация, которая контролирует и сообщает о нарушениях в строительной отрасли. Например, сообщаемые нарушения:

- Условия труда
- ID-карты
- Проверка ID
- Условия работы
- Налоги и взносы работодателя

+46 (0) 8587 147 27  
[www.fairplaybygg.se](http://www.fairplaybygg.se)  
[tips@fairplaybygg.se](mailto:tips@fairplaybygg.se)

#### Rakennussektorin toimivast kuritegevusest!

Fair Play Bygg on sõltumatu organisatsioon, mis jälgib ja teatab ehitussektoris toimuvast kuritegevusest. Näiteks, teatatavad rikked:

- Töökeskkond
- ID-kaardid
- ID-kehtsuse kontroll
- Töötingimused
- Maksed ja tööandja maksed

#### Pranešite apie nusikalstamą veiklą statybų rinkoje!

„Fair Play Bygg“ – nepriklausoma organizacija, prižiūrianti pažeidimus ir pranešianti apie statybos rinkoje vykstančią nusikalstamą veiklą. Pavyzdžiui, apie nusiųstatamą veiklą pranešama:

- Darbo sąlygos
- ID kortelės
- ID patikrinimas
- Darbo sąlygos
- Mokesčiai ir darbdavio įmokos

#### Powiadom nas o przestępstwach w branży budowlanej!

Fair Play Bygg to niezależna organizacja, która kontroluje i zgłasza przestępstwa w branży budowlanej. O przestępstwach w tej branży zgłasza się:

- Warunki pracy
- ID karty
- Kontrola ID
- Warunki pracy
- Podatki i składki pracodawcy





# Vision

No crime will be allowed on our construction sites.

Our procurements should attract only serious companies.



# Goal

Fair building is the leading working model in the industry that ensures healthy competition on fair terms, and construction sites free from crime.

Our contractors, and their sub-contractors are serious and pay taxes and social security, as well as providing their employees with good working conditions, a reasonable salary, working hours and annual holiday leave.



# Fair Building



FAMILJEBOSTÄDER



Stockholmshem



:::: RÄTTVIST  
:::: BYGGANDE



[familjebostader.com/rattvistbyggande](https://familjebostader.com/rattvistbyggande)

[SISAB.se/fairbuilding](https://SISAB.se/fairbuilding)

[stockholmshem.se/rattvistbyggande](https://stockholmshem.se/rattvistbyggande)

[svenskabostader.se/rattvistbyggande](https://svenskabostader.se/rattvistbyggande)

 **RÄTTVIST  
BYGGANDE**



**For an economically and socially sustainable  
society**



**ID06**





ID06

# ID06 System



To work against undeclared work and other financial crimes, strengthen healthy competition and to increase safety at construction sites.

- 790 000 ID06 Cards
- 78 000 companies
- ID06 works through accredited suppliers
  - Card supplier
  - Application suppliers
  - Training companies





ID06

## Background information

- The ID06 System is a joint initiative from seven trade associations and three unions within the construction industry in Sweden established 2005
- The ID06 System is managed by ID06 AB, owned by ten trade associations
- ID06 is a non-profit company
- ID06 and STV in Finland have developed a common card standard, Vaultit Card Standard and common operating procedures



Maskinentreprenörerna



MÅLERIFÖRETAGEN  
I SVERIGE







ID06

# Mission

ID06 AB's mission is to develop and manage an authorization and information system named "**ID06-systemet**" (The ID06 System).

The core of the ID06-System is:

- Companies enrolled to the ID06 System shall meet legal requirements to do business in Sweden
- Individuals enrolled to the ID06 System have a validated identity
- Employment contracts between companies and individuals are ensured in the ID06 System

The ID06 System priorities:

- Supporting efficient tax audit
- Support safe workplaces
- Support of improvement by digital alternatives to manual procedures





ID06

## ID06 core values

- Healthy competition requires, among other things, a modern and efficient legislation as well as a well-functioning follow-up of compliance.
- Rules must be transparent and neutral.
- Companies and individuals should feel confident that taxes and fees are paid, reported and followed up properly.
- Serious, responsible and development oriented companies and properly declared jobs must be protected
- It shall be easy to do right and costly to deliberately make “mistakes”.





ID06

# Components in the ID06 System

## 1. ID06 Portal

- Enrolment of companies
- Enrolment of individuals
- Screening of companies and individuals

## 3. ID06 Bolagsdeklaration

- Status on legal requirements
- Subcontractor chains
- List of companies on work places

## 5. ID06 Electronic staffregister

- Required by Swedish law

*The companies pays fees to ID06 based on the number of active ID06 cards and can then use all benefits without additional fees from ID06 "*

## 2. ID06 Card

- Physical card
- Mobile card
- Relationship employer/employee

## 4. My ID06

- Administrative platform for enrolled companies
- Storage of all companies staffregisters

## 6. ID06 Competencedatabase

- Requires consent of each individual
- Electronic registration of diplomas
- Authorization-based entry to workplace
- Authorized machine usage
- Follow-up of the occupational safety requirements





ID06

# Validation of identity

- A new way of enrolling companies and individuals
  - eID
  - Passport or national ID
- A new way of activate the ID06 Card
  - eID
  - Passport or national ID
- Two cards, high level of trust
  - ID06-card
  - Mobil ID06-card







ID06

# Enrollment of companies and individuals

- Signatory connects the company
- ID06 controls the company (today) regarding
  - F-skatt
- Verifies that it is the signatory who signs the connection to ID06
- Signatory may use eID or passport for signing
- All individuals must have personal contract to the system with eID or passport
- Administrator can now order ID06 card





ID06

## Cardholder ID06 Card

- When ordering ID06 card, the card holder must accept the order.
  - The card holder will be notified to create an account on ID06
  - The card holder accepts terms and conditions, signs with eID or manually with passport
  - ID06 Card is printed
- ID06 Cards are sent out to the company or other selected address. The card can also be obtained directly from the card provider
- When the card holder gets the card, card holder must enter their ID06 account with eID (or with username, password + OTP)\* and receives PIN code attached to the card
- If eID is missing, the individual must go to one of ID06 designated partner to identify with passport or national ID that is scanned and verified.

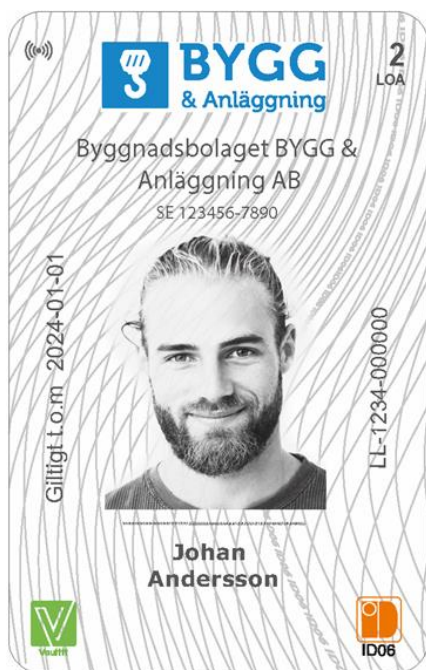
\* For individuals that has signed their ID06 contract manually, OTP – One Time Password SMS





ID06

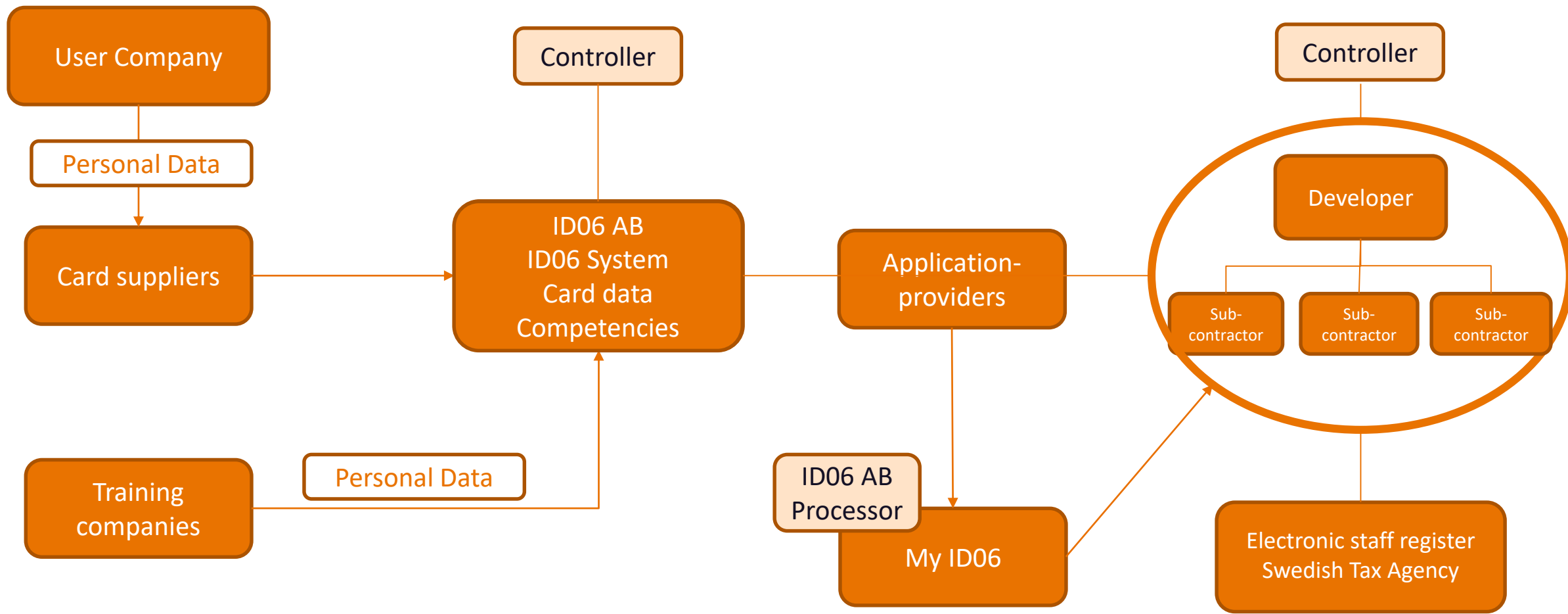
# The ID06 Card







ID06

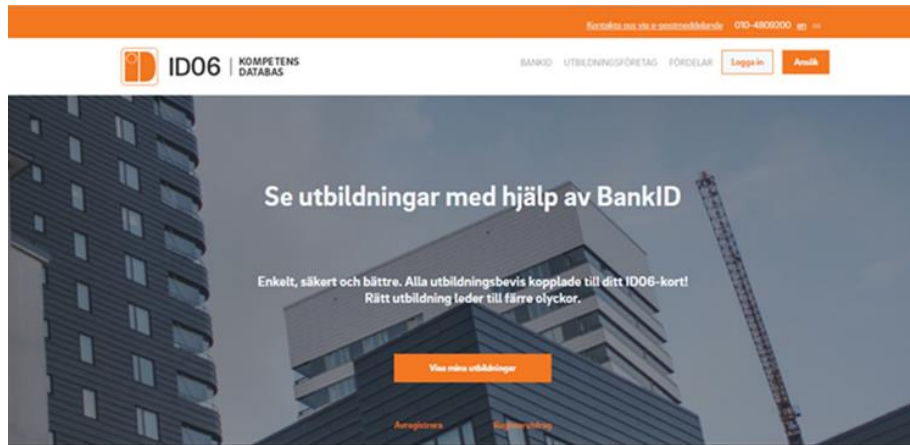






ID06

# ID06 Competence Database



- Start november 2016
- 130 Accredited training companies
- Accredited companies shown at [www.id06kompetensdatabas.se](http://www.id06kompetensdatabas.se)
- More than 50,000 registered PoEs
- More than 170 different trainings





ID06

# Who can see the PoEs in the Competence database?

- **Individual**
  - The own PoEs
- **Training company**
  - Who has registered
- **Employer (ID06 connected)**
  - Where the individual is employed
- **Works site**
  - Site manager thru application







ID06

## ID06 Bolagsdeklaration

- ID06 Bolagsdeklaration is a company screening service provided by ID06
- The service facilitates assessment of contractors' reliability and management of related risks.
- The service is primarily intended for constructors, procurement and project supervisors.





ID06

# ID06 Bolagsdeklaration

Project

+ Add

New project 2

Test project 1  
TP-1001

Test project 2  
TP-1002

Test project 3  
TP-1003

Test project 4  
TP-1004

Test project 5  
TP-1005

Test project 6  
TP-1006

Test project 7

Väg 12, RSA

Edit project

Close view

PROJECT INFORMATION

STATUS

SUPPLY CHAIN

Construction site ID: PL322000AA1

State: Active

Internal project ID: TP-1021

Start date: 2017-09-04

End date: 2017-12-07

3 Warning!

2 Investigate

1 Incomplete

5 Attention

8 OK

8

3

2

1

5

View/edit

Project suppliers

Project members

+ Add multiple suppliers

Status

Supplier

Buyer

Contact Person

Report

Test company 4  
TC-1004 – Main contractor






ID06


Sammandrag

Företagsrapport

BOLAGSDEKLARATION

Rapportdatum: 2018-12-18

Arkiveringsnummer: 2018-12-18



**ID06 AB**

Organisationsnummer: 559052-2040

**Företagets uppfyller kontrollerade kriterier.**

- ✓ Skatteform: F-Skatt
- ✓ Momsregistret: Registrerad i momsregistret
- ✓ Bolagsregistrering: Privat aktiebolag
- ✓ Arbetsgivarregistret: Registrerad i arbetsgivarregistret
- ✓ Företrädarkontroll: Inget näringsförbud
- ✓ Skattebetalningsinformation: Inga betydande skatteskulder är skickade till Skatteverket eller Kronofogden
- ✓ Revisors reservation: Revision godkänd

Uppgifter som presenteras i ID06 Bolagsdeklaration har tagits fram av CreditSafe i Sverige AB (556514-4408) som är ett kreditupplysningsföretag med tillstånd enligt kreditupplysningslagen

Förklaringar av symboler

Informationsskallor

Uppgifter ur registreringsbeviset

Uppdaterad: 2018-12-18 (Källa: CreditSafe)

Organisationsnummer	559052-2040
Företagsform	AB (Limited liability company)
Säte	10303 STOCKHOLM
Verksamhet	Andra serviceföretag till finansverksamhet

Registerinformation

Uppdaterad (Källa)

Skatteform	✓ F-Skatt	2018-12-18 (CreditSafe)
Momsregistret	✓ Registrerad i momsregistret	2018-12-18 (CreditSafe)
Bolagsregistrering	✓ Privat aktiebolag	2018-12-18 (CreditSafe)





ID06

# Contact information

## Data protection officer

Björn Sjöstrand, +46 70-223 37 99

[bjorn.sjostrand@id06.se](mailto:bjorn.sjostrand@id06.se)

## ID06 Competence database

Peter Nilsson, +46 70-948 03 72

[peter.nilsson@id06.se](mailto:peter.nilsson@id06.se)

## ID06 Card

Thor Jonsson, +46 70-603 19 72

[thor.jonsson@id06.se](mailto:thor.jonsson@id06.se)



# Thank you!

