

# Norwegian Building news

The Byggeindustrien — Bygg.no — is one of my favourite professional reading sources to look at with a morning coffee. I would like to share some info, thoughts and links. If you want to know more about environmental focus, ongoing construction projects or recently signed contracts, changes in rules, standards, requirements, coming events, courses or meetings, please let me know by e-mail: [ryte.venckuviene@eas.ee](mailto:ryte.venckuviene@eas.ee).

Today, I will talk about cottage sales and price increases in private property in Norway. Further, I will give information about the price increases in the building materials industry as well as current contract revisions. Links to the articles in Norwegian, but you can easily translate it to English on Bygg.no internet site. Maybe it is not the best translation, but you will get info and understanding.

# Sales boom for cabins, holiday houses (in Norwegian – hytter)

Sales of new cottages increased by 28.5 percent in 2020 for members of the Norwegian Cabin Centre. The members of **Norsk Hyttesenter** – an umbrella organisation for Norwegian cabin manufacturers, representing half of the Norwegian cabin market – reported a sales growth of almost 30 percent for 2020.

“The pandemic has changed Norwegians’ priorities along with their holiday and leisure budgets. The situation over the past year has led to extremely little traveling abroad and the cabin (hytte) has for many been the only alternative to get away, which has undoubtedly affected the sale of new cabins,” says Olaf Olstad at the Norwegian Cabin Centre. (Norsk hyttesenter). The following cabin manufacturers are members of Norsk Hyttesenter: Blåne Hytter, Boligpartner, Eikås Hus & Hytter, Eventyrhytter, Familiehytta, Fjelldrøm, G. Thue Håndlaft, Hedda Hytter, Jøra Bygg, Leve Hytter, Lugn Hytter, Nordlyshytter, Nye Hytter, Ranahytta, Ranahytta, Saltdalshytta, Telemarkshytter, Tinde, Øverbygg, Østlaft, Ålhytta. Those and other producers of cabins/cottages are worth looking into. Perhaps one can find new ideas about design tendencies in Norway, about geographical differences, about differences between mountain and water cabins (fjell og sjø/vann hytter), or establish new contacts in Norway.

→ Extract from article on [bygg.no](https://bygg.no), Published: 12.03.2021 12:03.

On 27-29 April, digital conference Grønn hyttelab (Green Cabin Lab) will be held, with a focus on the environmentally friendly construction of cabins and social sustainability. Norway is one of the leaders in sustainability in building and use.

For example, BREEAM NOR. New environmental friendly trends and ideas are always on the agenda in seminars, webinars and conferences. Read more here: [Arranges digital conference on sustainable cabin construction](#)

Among the speakers at the conference are professor and climate researcher Carlo Aall from Vestlandsforskning, Nordea analyst Thina Saltvedt, senior researcher and head of «Green transformation» in Telemark Research Marianne Singsaas, CEO of SKIFT Bjørn Kj. Haugland, author Maja Lunde and researcher at the Norwegian Institute of Bioeconomics Bjørn Egil Flø. Unfortunately, it will most likely be held in Norwegian.

→ Extract from article on [bygg.no](https://bygg.no), Published: 16.03.2021 12:19.



Munkvoll Gård  
(modules) in Trondheim  
AS MATEK

# Private house prices increase too

Prices for new homes increased by 5.4 %last year. The second-hand house prices increased by 7.1 per cent in the same period. This is shown by [figures from Statistics Norway](#). The price of new apartments and single-family homes has increased by an average of 5.1% during this period. However, there was a 0.7% decline in the price of new apartments in the last quarter of 2020.

For new terraced houses, prices rose by 6%, and prices for new detached houses fell by 0.3 per cent in the 3rd quarter of last year.

## PRICE INDEX FOR NEW HOMES

	Price index (2015 = 100)			Percentage change in index from the same quarter the year before the		
	HOMES ALL	VILLAS	APARTMENTS	HOMES ALL	VILLAS	APARTMENTS
4th quarter 2019	123.9	114.2	129.7	123.9	114.2	129.7
1st quarter 2020	125.5	114.7	131.1	125.5	114.7	131.1
2nd quarter 2020	128.7	119.2	133.9	128.7	119.2	133.9
3rd quarter 2020	131.9	121.6	137.3	131.9	121.6	137.3
4th quarter 2020	130.6	121.2	136.3	130.6	121.2	136.3

Source: Statistics Norway

→ Extract from article on [bygg.no](#), Published: 12.03.2021 08:57.

Historically, the price increase in real estate has been followed by higher prices for materials, labour and services. Estonian manufacturers and entrepreneurs might see an opportunity opening here.



Apartments i  
Sørkedalsveien 254  
in Oslo  
**PROFAB HOUSES AS**

# Home owners achieve second-best sales figures since 2010

Sales figures of new homes in February 2021 were 21 percent higher than those of February 2020. Apartments and single-family home sales figures are 26 percent higher and detached houses are 17 percent higher so far this year (press release from housing manufacturers Boligprodusentenes forening). The initiations of new building projects (igangsettelse) so far in 2021 is on average 13 per cent lower compared with last year; for apartment buildings, it is as much as 49 per cent lower.

→ Extract from article on [bygg.no](#), [Godt salg, men lav igangsetting av boliger](#)

The price increase of second-hand homes shows stability and relative optimism in the market. The Norwegian economy is doing better than initially expected. Estonian companies might see an opportunity to participate in upcoming projects, contracts and deliveries to buildings in Norway. Now is the right time to work on establishing contacts, discussing potential projects, making quotes, and the like.

# All buildings are built from building materials and products

Domestic sales of construction materials increased by 9,5% this March compared same period in 2020. Concrete-based building materials sales went up by 4,9%, wooden-based by 6,5% and other materials/products appreciated by around 14%. For the 1Q 2021, the numbers are the following: total building materials sales up 3,8 %, wooden based - -5,9 %, other building materials approximately 5,2. It explains higher prices for real estate and points to continuing up come in marked. Hopefully, Estonian companies will take more space in this market. [Byggevarerindustrien rapporterer om godt salg i mars : Bygg.no - Byggeindustrien](#)

→ Extract from an article on [bygg.no](#), 16.04.2021 09:35.

Another interesting piece of information concerns the revision of the contract for the purchase of building materials – NS 8409. Norwegian legislation is partly adapted and coordinated with European standards and regulations. However, there are many “stumbling stones”, which can complicate the export of goods, services and labour to Norway. Norway’s construction and infrastructure industries complies with the Norwegian Standard (NS) - [Om oss | standard.no](#). This describes the main points in contracts, such as delivery terms, interfaces, division of responsibilities, payment terms and document order. It is very important to be familiar with both standards (NS) and specific project/sales contracts that normally deviate from standard text to a lesser or greater extent. For example, document order can become crucial in case of disagreement between the parties. This is an extensive topic, which I will cover in an upcoming post. In the meantime I remind you to ALWAYS make meeting minutes and attach them to the contract. One of the most used standards in NS 8409 and they will be revised now accordingly. This general contract NS 8409 was last revised in 2008 and much has changed since then. It has been regulated by Byggevareforskriften (the Building Products Regulations) since 2013. The regulations implement the European Building Products Ordinance into Norwegian law. Most of us think of 8409 as a simple contract for simple products, like bricks, concrete or wooden panels.

But more advanced products such as windows, doors and facades can be sold and bought under 8409 contracts. In brief, all products which are permanently constructed into a building are building materials, be they small or big, simple or advanced. For example, parts of a larger system, such as fire protection or ventilation systems, are also construction products. Even building "kits", such as building modules and prefabricated wet rooms are building materials. Now, it is time for this general contract to be adapted to a new framework.

There is a need to create a balanced contract for the purchase, sale and delivery of materials. It is important to consider the conditions of technical deliveries. The contract should give clear clarifications about lines of responsibility, interfaces, deadlines for complaints and obligations, says Jøns Sjøgren, CEO of the Construction Industry Association. Read more here: [Skal gjennomføre revisjon av kontraktsbestemmelser for kjøp av byggevarer : Bygg.no - Byggeindustrien](#)

Another CEO, Thor Lexow (VKE), among other things, underlines that the one of main goals is to reduce risk and prevent conflict on projects. [Skal gjennomføre revisjon av kontraktsbestemmelser for kjøp av byggevarer : Bygg.no - Byggeindustrien](#).

Standard Norway is now working on the establishment of a new committee to revise NS 8409: 2008.

→ Extract from article on [bygg.no](#), Published: 12.03.2021 14:50.

As mentioned above, the Norwegian economy is doing well and Estonian companies should be more proactive in reaping the benefits of Norway's economic recovery. Build knowledge about Norway, upcoming projects and making relevant approach strategy is only a few points where EAS can help you. However, the main job must be done by Estonian companies themselves. This time I collected info for construction news, but we can go much deeper into issues later.

To finish off, I would like to show what Veidekke leader means in today's article in [Bygg.no- Veidekke oppjusterer prognosene for entreprenørmarkedet : Bygg.no - Byggeindustrien](#)

- The markets for the construction industry have proven to be doing well through the covid-19 pandemic so far. Order intake, turnover and profitability were stable throughout last year and provide the industry with a good basis for future activity. Stable activity often also means better access to competence and greater predictability than in times of large fluctuations, says Jimmy Bengtsson, CEO of Veidekke ASA, in a press release

→ Extract from article on [bygg.no](#), Published: 25.03.2021 07:39

If your company is interested in exporting to Norway or other foreign markets, have a look at Trade Estonia's webinars [here](#).

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