

# Building prices and subsidies in Norway

Sit – Studentsamskipnaden i Gjøvik, Ålesund og Trondheim

Arvid E. Skjervik

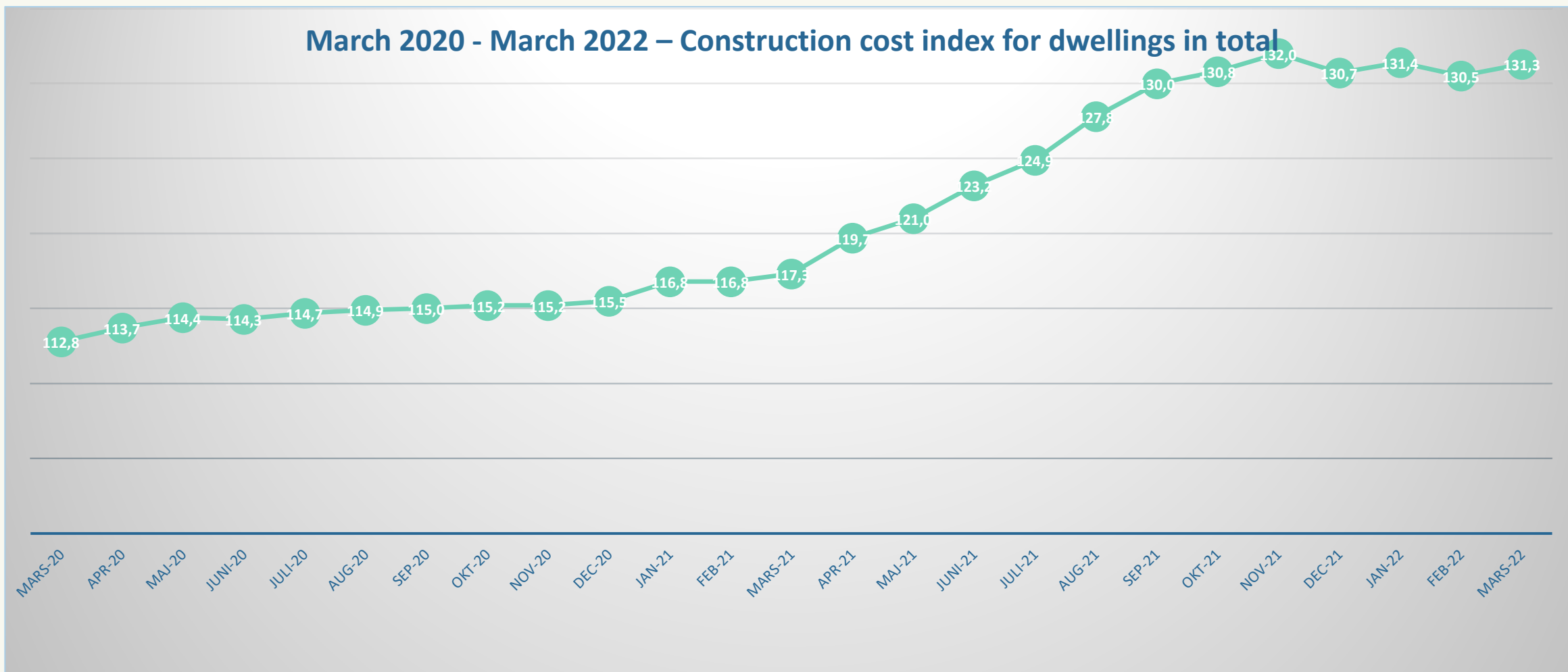
Project and Development manager



Date: 26th of April 2022

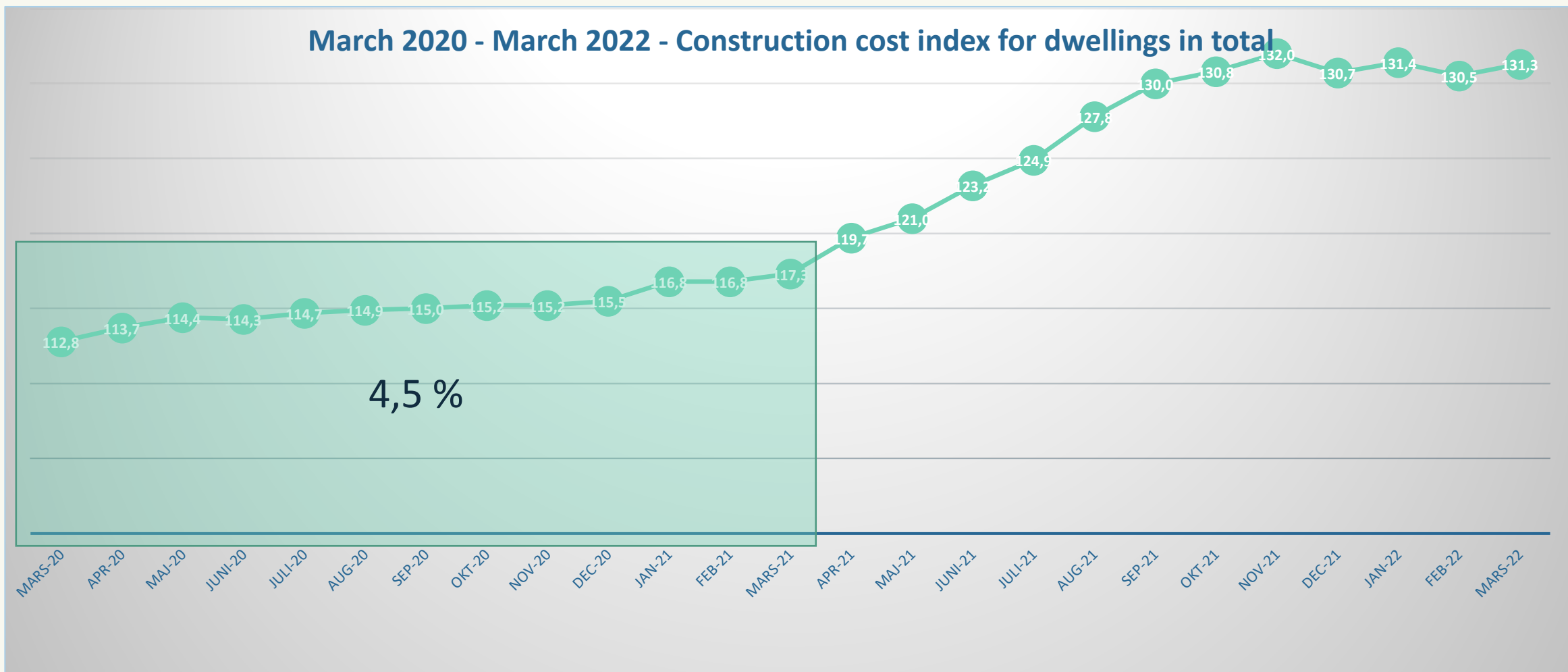
# Development of construction cost

March 2020 - March 2022 – Construction cost index for dwellings in total

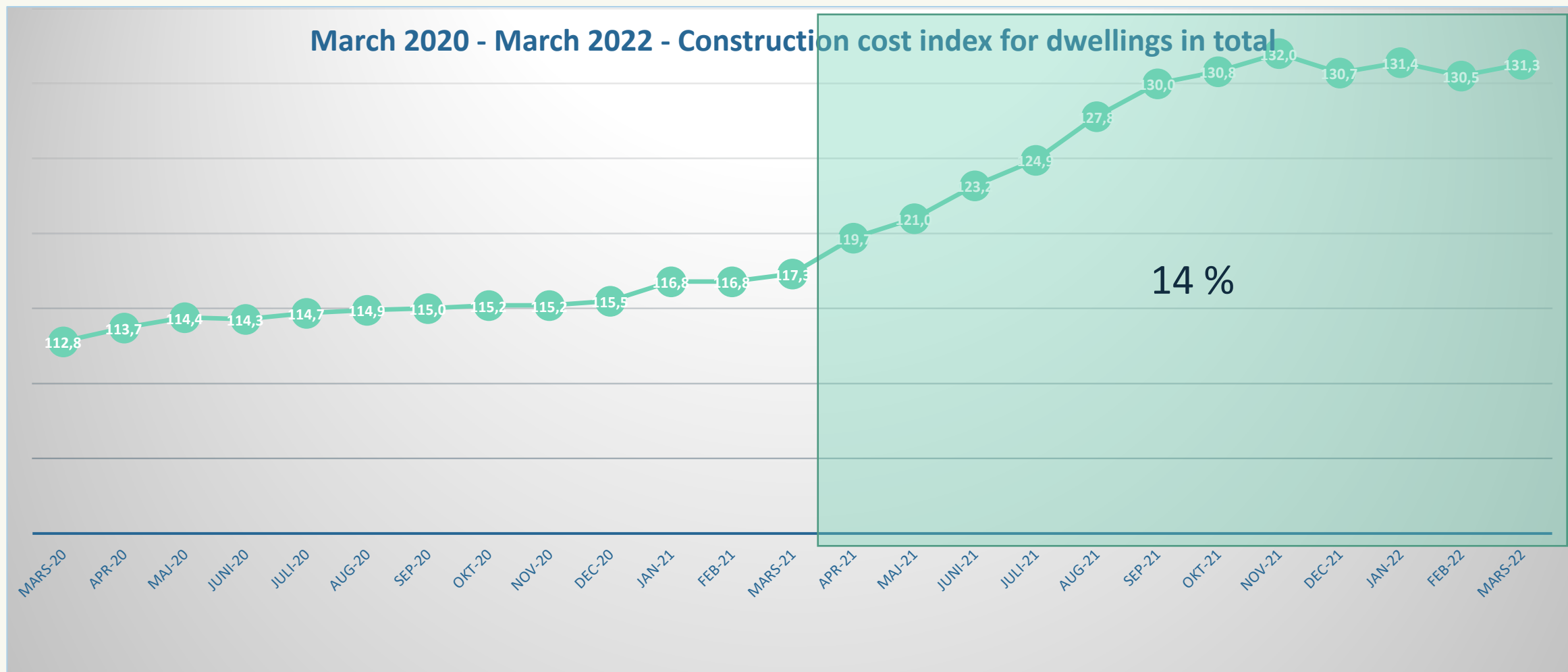


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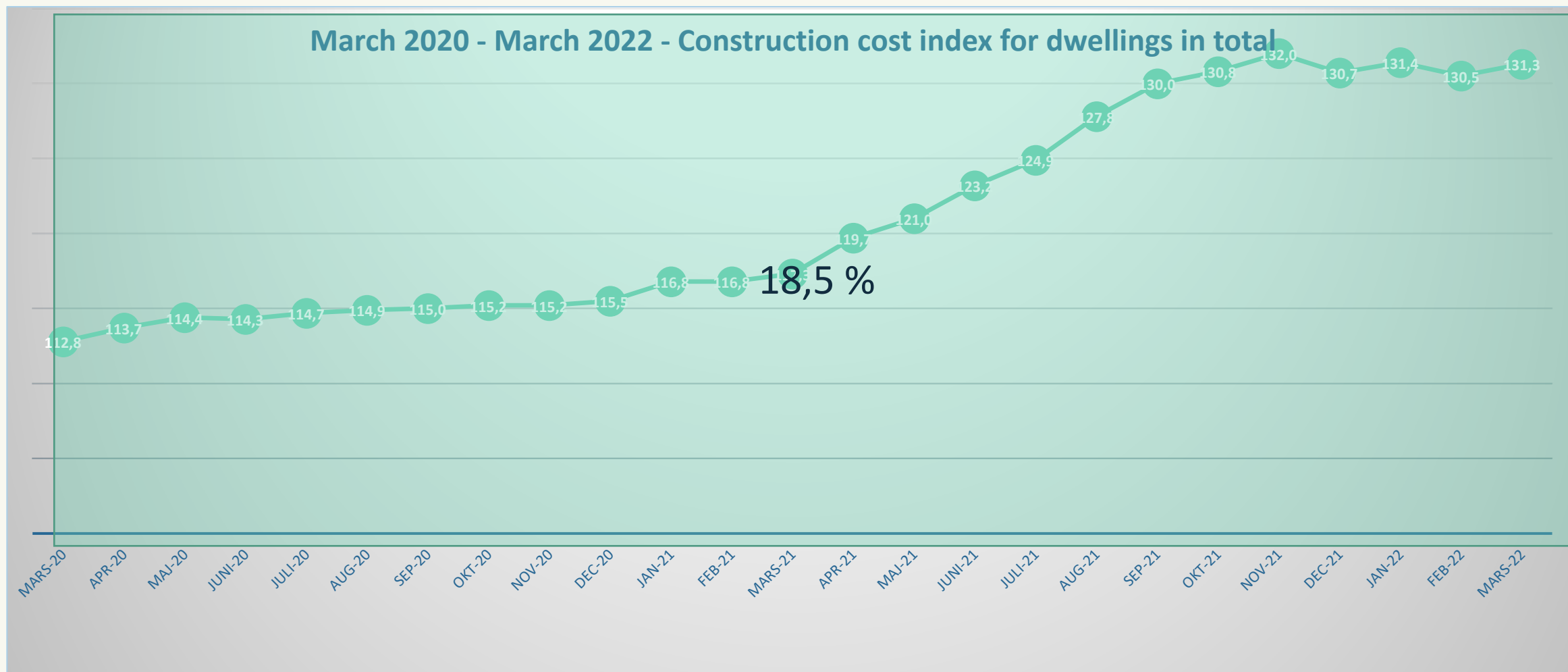
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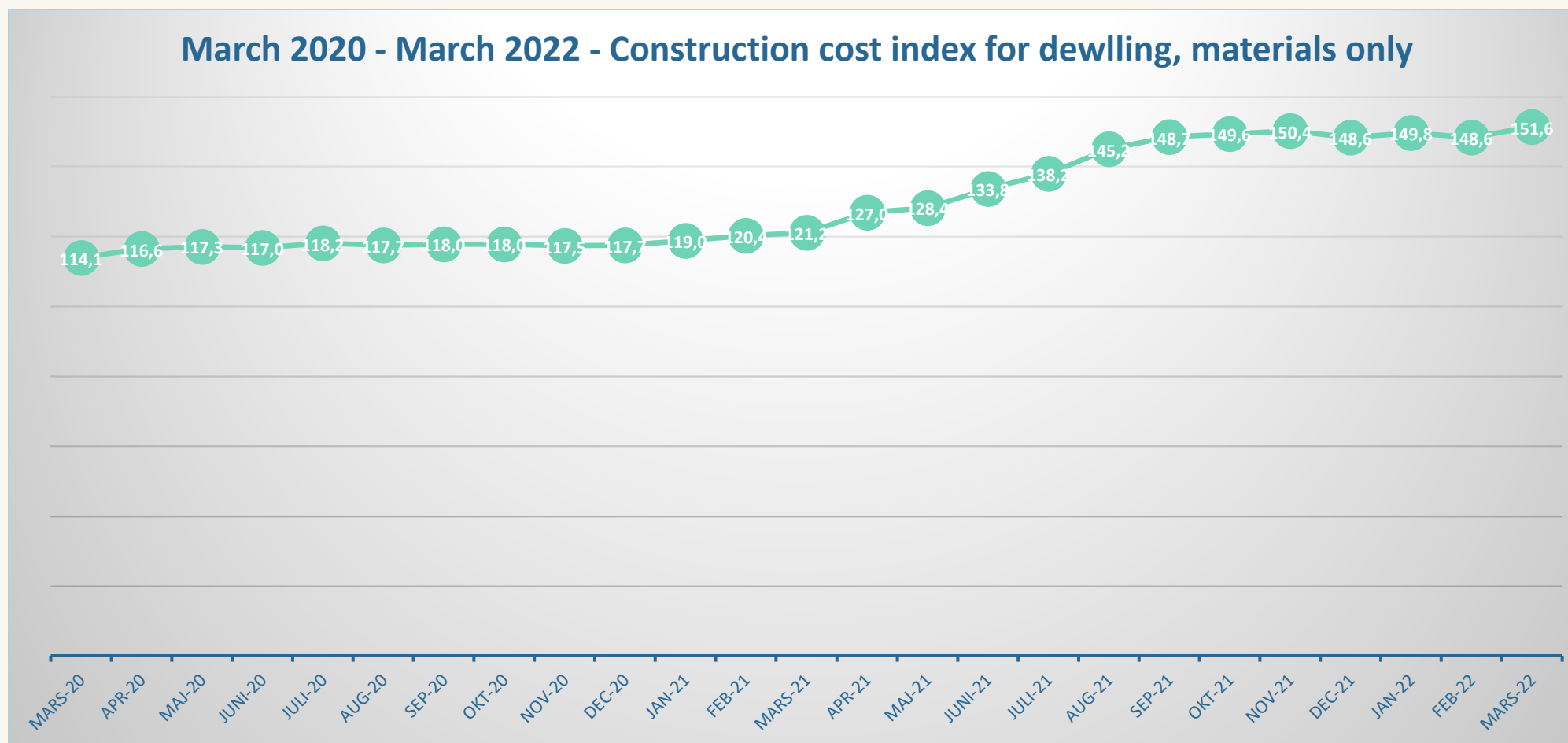
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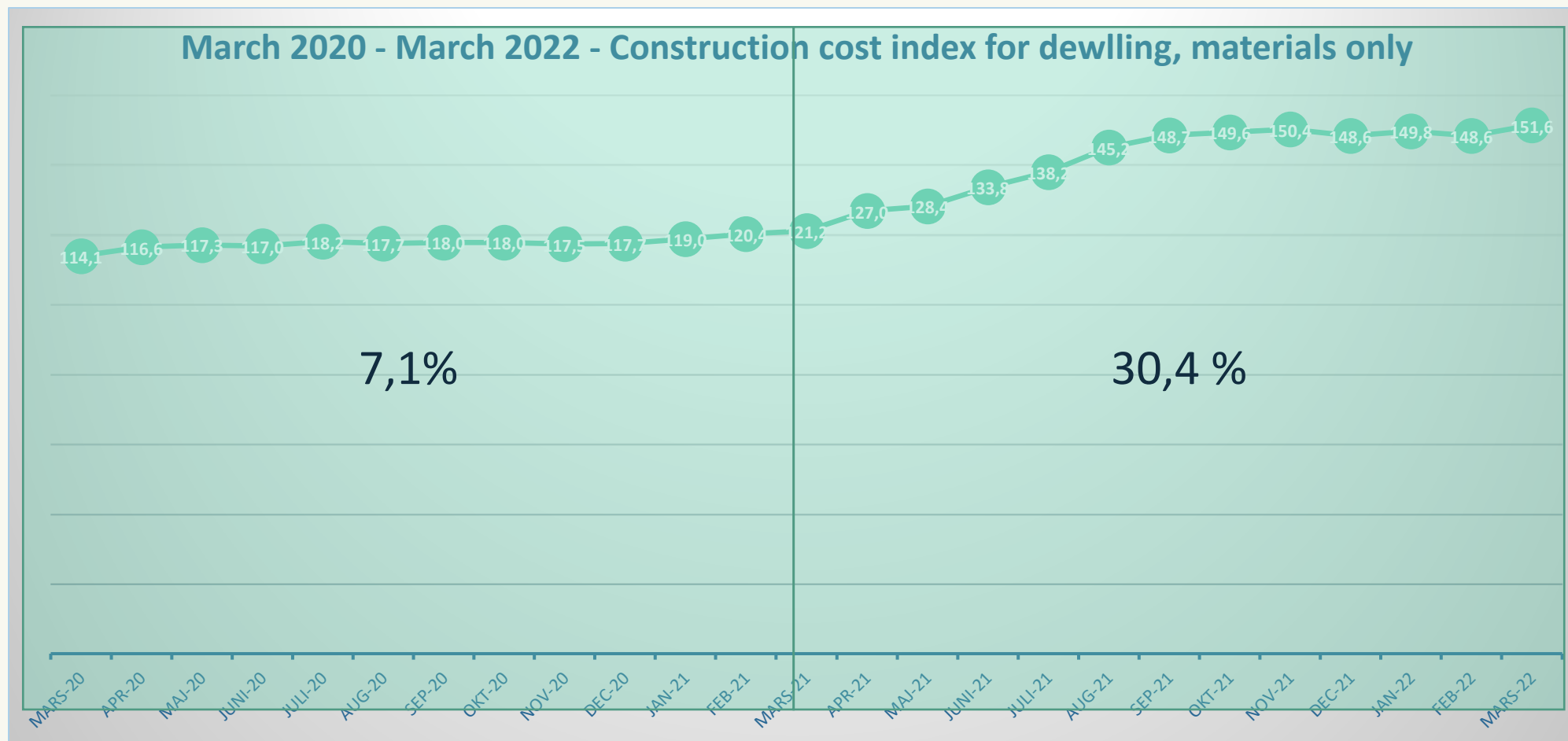
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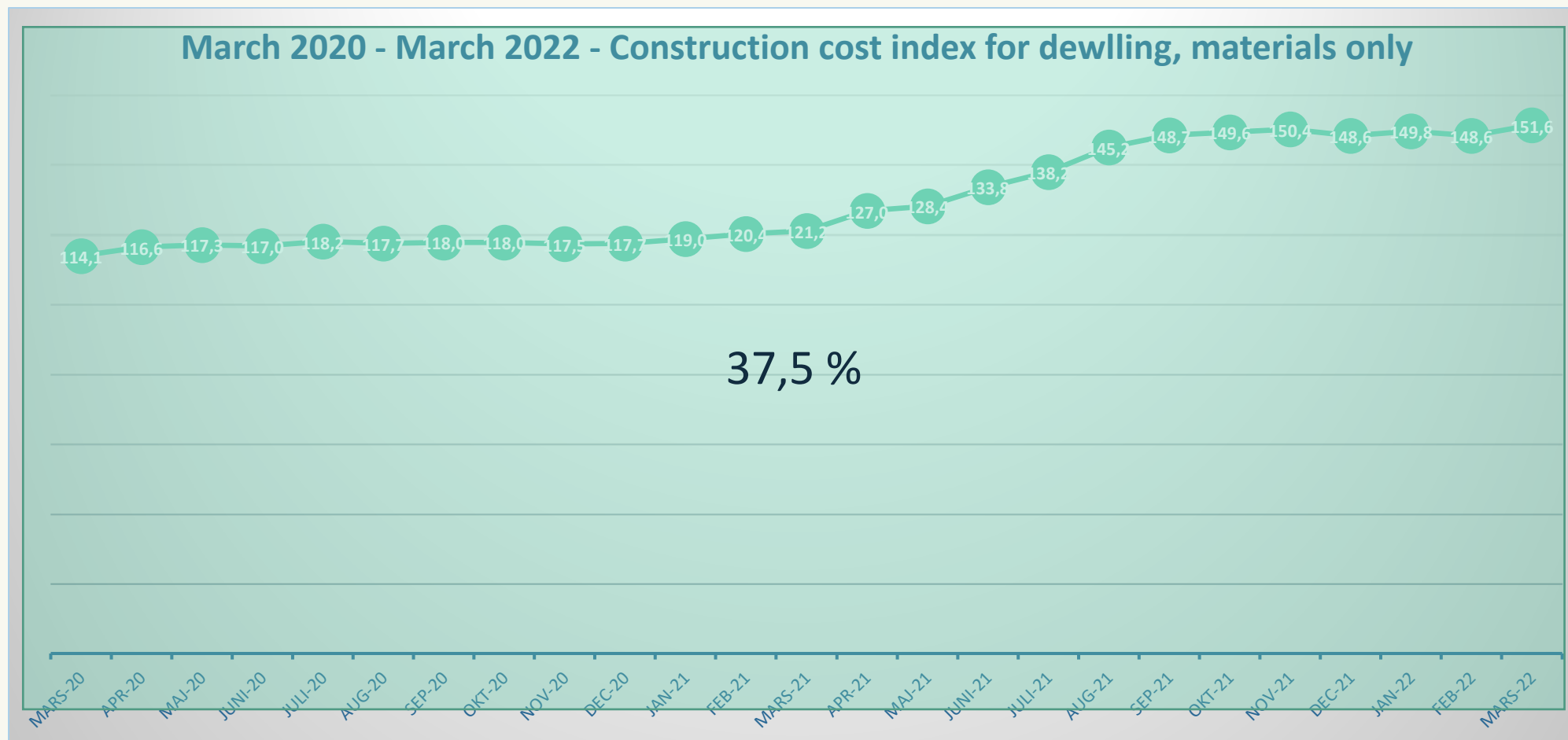
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# Recent example

## Maxbo varsler prisøkninger

1. april øker prisene på en rekke varer.

Varekategori	Prisøkning 1. april 2022 hos Maxbo Proff
Byggtre	Inntil 7%
Interiørtre	Inntil 8%
Bygningsisolasjon	Inntil 21%
Grunnisolasjon (EPS og XPS)	Inntil 8%
Trebaserte plater	Inntil 5%
Sponplater	Inntil 28%
Gipsplater (Norgips)	Inntil 17%
Gipsplater (Gyproc)	Inntil 21%
Stål tynnplateprodukter (Europrofil)	Inntil 5%
Takprodukter/vindsperre	Inntil 15%
Vinduer	Inntil 5%
Dører	Inntil 10%
Gulv*	Inntil 11%
Våtromsprodukter	Inntil 12%
Våtromsplater	Inntil 7%
Mørtel/sekkeprodukter	Inntil 15%
Maling	Inntil 13%
Festemidler/Jernvare	Inntil 15%
El-verktøy	Inntil 7%

Tabell: Nina Lorvik/Nettavisen • Kilde: [Maxbo Proff](#)



# Causes for the development

- Covid19 – close-down
- Wood – high demand (renovation of private homes), bark beetles (Canada), freight costs, war in Ukraine
- Steel – freight costs, war in Ukraine



# Financing model for studenthousing

- Only available for the student welfare organizations, as Sit
- Ministry of Education and Research sets maximum cost for construction p.t 1.011.900 NOK pr student housing (approx. 104.650 €).
- Grant: Approx 1/3 is given as a grant, the rest as loan in the Norwegian State Housing Bank.
  - Grants: 382.200 NOK (39.550 €)
  - Loan: 629.700 NOK (65.100 €)
- Maximum cost is Index-linked, but not to the index for construction cost. Linked to consumer price index (CPI) (March 2021 – March 2022 4,5 %)
- At the moment – no extra grants due to the extraordinary situation