



Flanders
State of the Art



INFRASTRUCTURE & CONSTRUCTION MARKET

IN SWEDEN

FLANDERS INVESTMENT & TRADE MARKET SURVEY

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INFRASTRUCTURE &
CONSTRUCTION MARKET IN
SWEDEN

The Swedish market and contacts
June 2019

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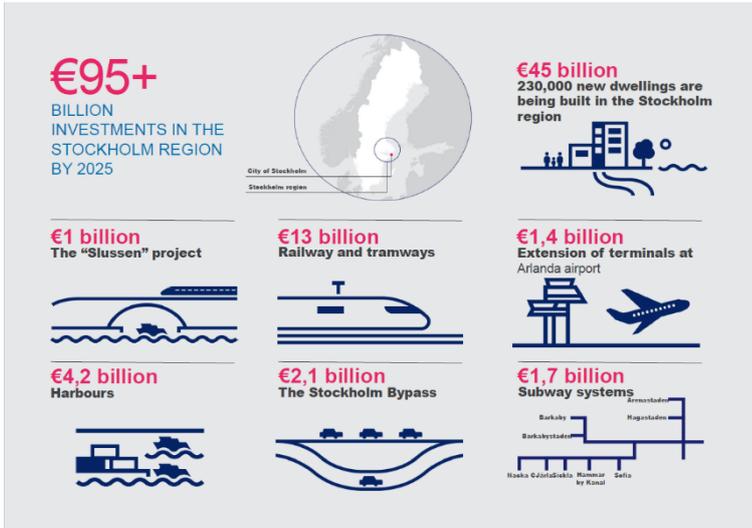


Figure 8, Investments in Stockholm region

3.1.2 Gothenburg

With a population of almost 600,000 is Gothenburg the second biggest city in Sweden. In Gothenburg as well, there is a huge housing problem. Estimated is that by 2035, an additional 100.000 residents will have moved to Gothenburg, resulting in a huge increase in the demand of dwellings. Gothenburg is currently busy with the biggest urban development project in Scandinavia; Älvstaden – the River City (figure 9). Part of the project is building 25,000 new homes and 50,000 new offices, a total investment of SEK 250 billion. In total Gothenburg aims to build 70-80.000 new homes in the city to cover the increase in residents (figure 10).

Just as in Stockholm, there is a shortage of construction companies who bid on projects. This results in high project prices and dwelling prices because of the lack of competition. This can be a big opportunity for foreign construction companies who are interested in the Swedish market.



Figure 9, Älvstaden – the River City

A close city – Gothenburg 2035

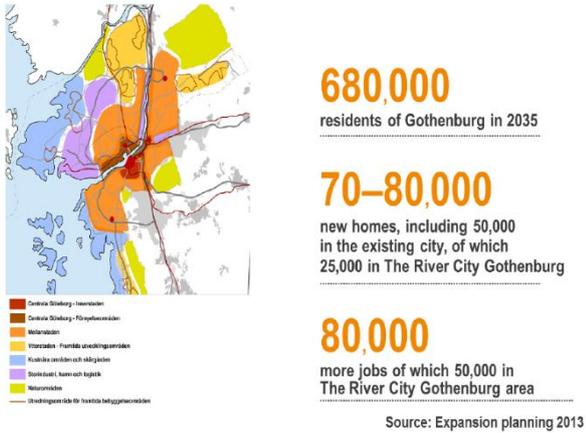


Figure 10, Gothenburg's construction plans

3.2 TENDER – BUILDING IN SWEDEN

The main organisation for the construction in Sweden is [Boverket](#). Requests for tenders for public procurements are easy to find since all state and municipal procurements must be announced according to the Public Procurements Act. It is not as easy to get an overview of private procurements.

State and municipal procurements are regulated by the Public Procurements Act, LOU, and must be published. On the day that a procurement is published, the procurement documents will also be available electronically. The announcement shall state where these documents are available.

Most common electronic databases where procurements can be published:

- www.sverigebygg.se
- www.e-avrop.com
- www.offentligaupphandlingar.se
- www.opic.se
- www.mercell.se
- www.kommersannons.se
- www.visma.se

There may be other databases and monitoring services. Announcements that are published in one database are often spread to other databases. It may be difficult to obtain comprehensive monitoring of all requests for tenders via only one database. It can therefore be a good idea to use several databases and monitoring services.

For the construction tendering process, have a look at the link below:
<https://www.boverket.se/en/start/building-in-sweden/contractor/tendering-process/>

3.3 MAIN CONSTRUCTION COMPANIES

As you can see in figure 5 & 11, Peab, Skanska, NCC, and JM are the largest construction companies in Sweden. Together, they make up more than 60% of the total construction market in Sweden. Peab AB generated the highest turnover, reaching nearly 39 billion Swedish kronor. The construction and civil engineering company is the third largest construction company in the Nordic countries. On the right, you can find some general information about the three largest Swedish construction companies.

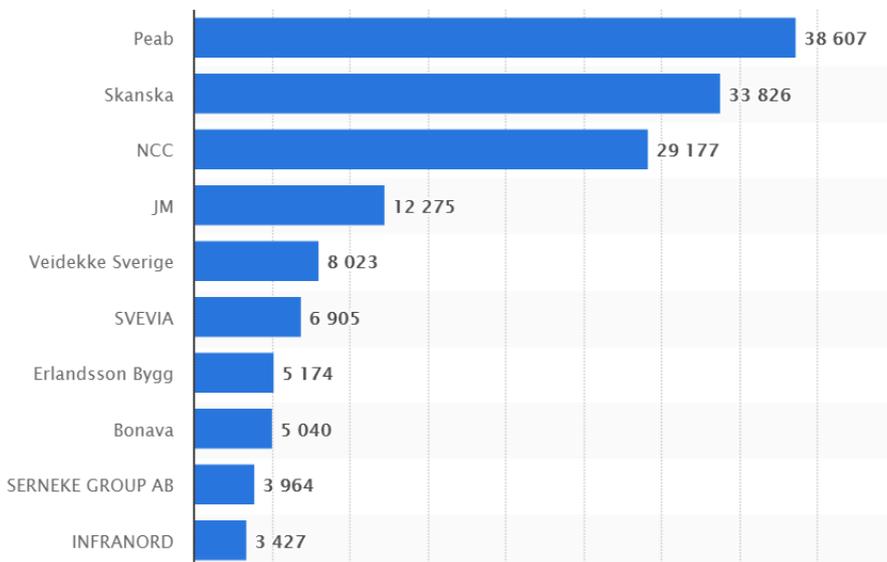


Figure 11, Largest construction companies in Sweden (2016)

Peab AB
Margretetorpsvägen 84
SE-269 73 Förslöv
Sweden
 CEO (2013): Jesper Goransson
<https://www.peab.com/>

Skanska
Warfvinges road 25
112 74 Stockholm
Sweden
 CEO (2018): Anders Danielsson
<https://www.skanska.com/>

NCC
Vallgatan 3,
170 67 Solna
Sweden
 CEO (2018): Tomas Carlsson
<https://www.ncc.se/>

3.4 MAIN CONSTRUCTION BUYERS IN SWEDEN

A lot of different parties are active in the construction buyer market; real estate companies, agencies, renting organizations, private players, etc. Divided into the three categories: Commercial, Public and Private; below you will find the biggest property buyers (by revenue) in the market (some cover multiple categories);



3.4.3 Private

Svenska Bostäder

Vällingbyplan 2
162 12 Vällingby
Tel: +46 (0)8-508 370 00
Email: info@svenskabostader.se
Website: <https://www.svenskabostader.se/>

AB Familjebostäder

Hammarby Factory Road 67
Stockholm
Tel: +46 (0)8 737 20 00
Email: kontakt@familjebostader.com
<https://www.familjebostader.com/>

Akelius

Rosenlundsgatan 50
100 64 Stockholm
Email: info@akelius.se
Tel: +46 (0)8 566 130 00
<https://www.akelius.com/en>

Akelius

Föreningsgatan 15
200 10 Malmö
Email: info@akelius.se
Tel: +46 40 330 400
<https://www.akelius.com/en>

Hemfosa

Hästholmsvägen 28
131 02 Nacka
Tel: +46 (0)8-448 04 80 (Stockholm Area)
<https://hemfosa.se/>

M2 Asset Management

Bredgränd 4
111 30 Stockholm
Email: info@m2assetmanagement.se
Tel: +46 (0)10-706 00 00
<https://m2assetmanagement.se/>

➤ [More Real Estate companies](#)

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