

Det vi overser i dag, betaler vi for i morgen

● Future of Work & Life | OBOS Showroom · 1st floor | 14:30–14:35 | 

Part of Hva skjer når normalen slutter å være normal?



Gustav Haaland

Co-Founder & CEO - Telescope, OBOS Ventures

Site risk insight is cheapest before a project is locked

Gustav Haaland of Telescope argued that the industry still plans for the weather of the past. His slides cited Finans Norge: 47% of insurance payouts for weather and natural damage to buildings over the last ten years concern water, typically surface water. Estimates from Menon Economics and NGI put the expected annual cost of such damage in Norway at 3.5× today's level by 2100. A hedonic price model of about 200 000 home sales from 2019 to 2024 found a –5.6% price drop at maximum surface water risk, with the largest effects in Fredrikstad (–7.8%) and Stavanger (–7.2%). Telescope's tool, shown with surface water data from 7Analytics, scores climate and nature risk per property. His point was that changing course costs least at the zoning stage, before a project is locked.

KEY TAKEAWAYS

- 47% of weather and natural damage payouts on buildings concern water entering from outside or blocked drains.
- Flat, low-lying cities at river mouths and coastal plains are most exposed to the surface water price effect.
- The price effect is strongest for older buildings and grows for a full year after events like Hans (2023).
- Nature considerations can stop projects long after land purchase: a Gjettem plan shrank from 120 homes to probably zero.
- Data alone makes no home robust; the decisions taken on the data do.

47%

share of weather and natural damage payouts on buildings that concern water