

Hva bør vi fikse først?

● **Future of Work & Life** | OBOS Showroom · 1st floor | 15:10–15:20 | 

Part of Fra etterslep til innsikt og verdi



Jarle Naustvik
Leder Mitt Bygg, OBOS



Anders Holm Jørgensen
Founder & CEO - Proprty.ai, OBOS Ventures

Condition data and AI can help housing boards plan maintenance by need

Anders Holm Jørgensen (Proprty.ai) and Jarle Naustvik (OBOS Mitt Bygg) argued that buildings are maintained by the calendar rather than by need. Jørgensen's slides put the value of the EU building stock at EUR 38 trillion, mostly still managed in spreadsheets and binders, with 17% estimated to be in poor condition. Deferred work costs 4x and acute work 5–6x as much as timely work, and Norwegian sales data showed a 9.2% maintenance discount on sale prices. Naustvik estimated the backlog in Norwegian housing cooperatives and condominiums at +150 MRD. Across 1 593 housing companies, the maintenance index fell to 82 by 2025 (2015 = 100) while common costs rose to 115. In OBOS Mitt Bygg, a Proprty.ai model estimates the condition and remaining life of each building part, and the board's own photos confirm or adjust it.

KEY TAKEAWAYS

- Maintenance follows the calendar, so the work rarely hits the moment the building actually needs it.
- Waiting costs: deferred maintenance is 4x and acute repair 5–6x the cost of timely work.
- Of 310 OBOS housing companies scored, 46 were in serious condition and 220 in reduced condition.
- According to the notes, a maintenance plan and an energy survey together went with 4x as many projects.
- Advice to board chairs: get an overview, plan maintenance as an investment, and make a financing plan.

**NOK 150
bn+**

estimated maintenance
backlog in Norwegian
housing cooperatives and
condominiums (NOK)