The Norwegian Defence Estates Agency (NDEA)

- NDEA is the largest property manager in Norway.
- Provides all estates, buildings and facilities to the Norwegian defence.
- Organized directly under the Ministry of Defence.
- NDEA is represented all over the country and has approximately 1350 employees.

The area of the estates is to be reduced from six million square metres scattered all over the country to four million square metres in six concentrated areas; Indre Troms, Trondheim, Østerdalen, Oslo-Romerike-Rygge, Bergen, Stavanger and Bodø.
The Norwegian Defence Estates Agency

President and CEO

STAFF

ASSET MANAGEMENT
CONSTRUCTION MANAGEMENT
PROPERTY & FACILITY MANAGEMENT
NATIONAL FORTIFICATION HERITAGE
SALES MANAGEMENT
SPECIALIST ADVISORY
ADMINISTRATIVE SERVICES
Area owned by the Norwegian defence 31.12.2004

- Area hired out to the armed forces: 4,161,848 m²
- Area to be disposed of: 1,124,859 m²
- NDEA own use: 121,720 m²
Statistics

(disposed of for sale in m² BTA) New (m² BTA)
Construction Management

- Develop, re-build and deliver buildings and facilities that are:
  - Cost effective
  - Flexible
  - Removable
  - Sustainable

- By:
  - Integrated planning
  - Acquisition
  - Building

Turnover 2004 = 2 050 mill NOK
(Including NATO and other commissions)
Results achieved in Troms area 2002-2004

- New Camp structure-> reduced running costs
  - From 13 to 6 kitchens
  - From 6 to 4 Camp Guards
- Considerable space reduction -> reduced rent
  - 25% space reduction results in reduced rent of NOK 75 mill per year
- Improved residential environment -> well-being, motivation and recruitment
  - Improved residential environment for the first time in 20 years
  - 30% of 1200 residences are new or rehabilitated between 2002 and 2005
- High building activity -> positive spin-off effects locally
  - 700 man-labour years in the local community over 3 years
- Correct building solutions -> increased length of life for military equipment
- District heating plant-> Sustainable solution for the armed forces and the local community

Chief of Defence visiting Troms Area
District heating- and biofuel plant, Setermoen
Administration building, Setermoen
NDEA provides all letting out and property management services of about four million square metres of building space.

Facility Management of approximately 13,000 buildings in 10 Districts all over the country.
Specialists Advisory Division

• Consultants with peak expertise within defence related building and construction

• Four expertise areas;
  – Protection and security
  – Environment
  – Research and development
  – Legal services

The Specialist Advisory Division is a natural advisor for the other divisions in NDEA and also for the Norwegian Armed Forces and the Ministry of Defence.
National Fortifications - Heritage

- National Fortifications – Heritage division is to be Norway’s best manager of cultural monuments, and the fortresses are to be living national symbols.

- National Fortifications – Heritage division attend to and develop:
  - The fortresses
  - Other military cultural monuments
  - Archaeological monuments on military properties

- The division is an advisor to, and inspire awareness in, the defence forces and society regarding the cultural heritage

- The division creates new life on historical grounds.

Fredrikstad Fortress, Fredrikstad

Oscarsborg Fortress, Drøbak

Fredriksten Fortress, Halden
14 National Fortresses

1. Akershus Fortress (Oslo)
2. Austrått Fort (Ørland, Sør Trønderlag)
3. Bergenhus Fortress (Bergen, Hordaland)
4. Fredrikstad Fortress (Fredrikstad, Østfold)
5. Fredriksten Fortress (Halden, Østfold)
6. Fredriksvern Dockyard (Stavern, Vestfold)
7. Hegra Fortress (Stjørdal, Nord Trønderlag)
8. Karljohansvern Dockyard (Horten, Vestfold)
9. Kongsvinger Fortress (Kongsvinger, Hedmark)
10. Kristiansten Fortress (Trondheim, Sør Trønderlag)
11. Møvik Fort (Kristiansand, Aust Agder)
12. Oscarsborg Fortress (Drøbak, Akershus)
13. Trondenes Fort (Harstad, Troms)
14. Vardøhus Fortress (Vardø, Finnmark)
Sales Management

- The Department disposes of properties, buildings and facilities that are no longer needed within the Norwegian defence.

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<tr>
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<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
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<tbody>
<tr>
<td><strong>Square metres sold</strong></td>
<td>130 000</td>
<td>177 000</td>
<td>247 000</td>
<td>490 000</td>
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- The Department contributes to a useful future development of the disposed properties for the civilian society.

- Huseby, Oslo
  Price: 240 million NOK

- Marvika, Kristiansand
  Price: 95 million NOK

- Østre Bolærne, Vestfold
  Price: 16.5 million NOK
Sales Management

- The largest sustainability project in Norway?
  Waste from properties, buildings and constructions constitute 40% of the total amount of waste in Norway.
  Re-use and after-use are means to avoid restoration and demolition, and the amount of waste and use of resources is reduced.
  Less than 10% of the property that the Department disposes of has to be restored.
  The Department also spends considerable resources on surveying the environmental consequences of the armed forces’ activities.

Eggemoen, Ringerike
Price: 23 million NOK

Persaunet, Trondheim

Lahaugmoen
Price: 82 million NOK