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## **BoKlok - IKEA and Skanska building for the future**

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**Document in English**



# BoKlok - IKEA and Skanska building for the future

*WE WANT TO BUILD CLEVER HOUSING FOR ALL*



## 1 Better value for your money

BoKlok is a different kind of housing concept, developed by Skanska and IKEA. Together, we build clever housing – apartments and single-family homes – for people who want to live in their own homes and still have money left over for other things.

Compact and functional. But also pleasant and with lots of atmosphere.

Our homes are planned according to the wishes and dreams that many people have of light and spaciousness, a safe environment for themselves and their families, with their own garden, fence and fruit trees.

The key is a complete concept and industrial building based on system and module thinking with standard design in order to save time and money. At the same time, there has been much emphasis on robust solutions and on the choice of attractive materials and details. Still, there is a lot of room for your own ideas.

BoKlok has been a success. To a large extent because it offers functional housing at a low monthly cost. But perhaps mostly because the people who live there really like it.



## 2 We chose a different path

Usually, you would start by finding a site at a good location, and then initiate the process of finding tenants or buyers. But when we created BoKlok, we chose a different path.

We began by asking ourselves three simple questions.

Who are we building for? How much will the people we are building for be able to pay per month? And last, but not the least important: How do they want to live?

The market research we conducted showed that there was a great demand for – and lack of – smaller apartments for low income single parents, young people who are not yet established in the housing market and elderly people who no longer want to live in single-family homes or big apartments.

This demand is not decreasing. On the contrary.

In order to figure out a reasonable monthly cost, we calculated how much a single mother working as a nurse earns per month. After that, we calculated how much this mother, with one child, would have left after paying for groceries, clothes, child care, bus fees, telephone, TV, insurance and keeping a small amount for special treats.

3 000 SEK remained each month excluding housing subsidies, which would equal 6 000 SEK today.

We asked how people wanted to live, but also what they could consider living without.

The answer was very clear. Most people wanted to live small-scale. The apartment buildings should not be more than two or three stories high, and each residential area should contain a small number of such buildings. The apartment should be small, light and well planned out. People would like natural materials, such as wood floors, while being able to choose lots of extras was not so important. An important thing was having a secluded, safe and pleasant outdoor space with fruit trees, a lawn and a playground.



## 3 We also build differently

When we build BoKlok, we use new and different methods as far as the building business is concerned. We build according to industrial thinking.

Most of the work – close to 80 % - is done in our factory. This means that our houses are not exposed to weather conditions and the risks that entails to the same extent as traditionally built houses. It also means that our experienced builders do the same thing every day. This increases the quality and decreases the chance that anything goes wrong.



Once the house is completed, we put the roof on the day the house is delivered.

Our efficient way of building also means that most of the ground-work that usually goes into each project is already done. There are for instance standard construction designs, calculations and specifications of materials. Which in turn lowers the costs and shortens the construction time.

In the end, what all this means is that we can deliver a new building within three months.

## 4 The interest in BoKlok keeps growing

BoKlok started as an idea about compact living, but compact living with open space and lots of light. Each building unit has six apartments – and they all have monthly rates that people can afford.

The success has been immediate.

Sweden is our home market, and we have built more than 2300 apartments across the country, both in small towns and big cities. And more are under way. In fact, the demand for the BoKlok-apartments has been so great that the allocation of apartments has been conducted by means of lottery tickets, under control of public officials.

There is an equally great interest in BoKlok abroad, where the demand for bright, functional and cost-effective apartments is growing. We have now built apartments in Norway, Finland, Denmark and Great Britain.

There is a similarly great interest and positive development in the single-family home BoKlok, which is designed and built according to the same functional concept as our apartments. The first single-family homes were ready for sale in Karlstad, Sweden, in the fall 2005.

It did not take long before the media caught on. Many people were impressed that it is possible to build with such high quality at such an attractive price. New neighbourhoods are now projected in several Swedish towns, and the demand among potential home owners is great. As with our apartments, there is a big interest in several other countries in our single-family homes.

Next in line is the BoKlok terraced house, which will be launched soon

## 5 BoKlok Apartment Building

Our apartment buildings look almost like single-family homes, and they are surrounded by greenery – lawns, fruit trees and berry bushes. The apartments have open floor plans, high ceilings and big windows in several directions, which make the rooms bright and spacious.

The houses combine Scandinavian traditions and modern design, which can be seen in the choice of materials and the effective use of space, which gives the concept compact living a totally new meaning. Even though the size is limited, there is room for all the functions of a modern home. There is also excellent storage both outside and inside the apartments, which furthermore are easy to organize.

No house is more than two stories high, and each building consists of six apartments: 2-room apartments that are 50 square meters, 3-room apartments that are 63 square meters and 4-room apartments that are 75 square meters. Each apartment has either a patio or a balcony.





ÄLMHULT has a traditional exterior with wood panelling. The exterior walls are painted with natural paint in the colours red, yellow and grey. Colours that create a feeling of warmth.

HELSINGBORG has a more urban exterior. The houses have a modern design with strict lines and functional style architecture. The exterior walls are covered with smooth plaster and the slanted roofs give the houses the characteristic appearance.

GÖTEBORG, has the same architecture as HELSINGBORG but the walls are covered with vertical smooth panelling painted in two different grey colours.

## 6 BoKlok Single-family house, detached

BoKlok single-family house represents a modern and economical living arrangement that suits many people. The houses are built in group house areas, and the idea is that people who buy the houses will do part of the work, as needs change and the family grows.

The house is delivered in a standard design, and in order to keep the costs down, the owner then completes the house according to the family's size and needs. For those who want a turnkey house, a package of extra choices can be bought at a reasonable cost.

The bottom floor, which is 92 square meters, consists of a kitchen, a living room, three bedrooms, and a combined bathroom/laundry room. The floor plan is open and bright due to extra high ceilings and big windows. The windows' placement is guided by the principle that wherever you go in the house, there will be light.

The house is designed so that people will be able to be together, but also have the choice of being alone. Therefore, the kitchen and the living room are close together, while the bedrooms are in a secluded section at the other side of the house.

In a single-family home BoKlok you can do a lot of the work yourself and that way you can keep the costs down. And to make it easier, a lot has already been prepared. For one thing, an empty tube for the electrical wires, are placed under the floor in case you want a kitchen island. We have also reinforced the floor in the living room for those who want to install a cosy fireplace.

And when the time comes to arrange the upstairs, side windows, for instance, are already in place.

Single-family home BoKlok comes in two models. VILLA SKÅNE, which has vertical, smooth panelling, and VILLA VÄRMLAND, which has horizontal panelling.



## 7 Trustworthy and secure

BoKlok is a ground-breaking collaboration between IKEA and Skanska, where the experience and competence of each company has been combined and further developed.

IKEA's knowledge about interior decorating, product development and logistics that is used for creating functional and reasonably priced products and modern home interiors, has inspired innovative and different perspectives. This way, many of the ideas that have made IKEA a success have been transferred and adapted to a completely new area.

Similarly, Skanska's long experience of housing development has been very important, not the least in developing new materials and building methods. Through BoKlok, these experiences have turned out to be very useful and have proved that it is possible to build in a clever way with high quality at a low cost. Having two of Sweden's largest companies right behind us creates a sense of security for all parties involved. Both for us at BoKlok and for all of our collaborators. But most of all for the people who are moving into their new clever home.

This is a kind of security that cannot be measured in monetary terms.



# SKANSKA



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