

**ALFRED NOBEL UNIVERSITY**  
**DEPARTMENT OF GLOBAL ECONOMICS**

**Bachelor's Thesis**

Development and ways of implementation of international investment project «The making of  
real estate and housing in Norway»

Student: Emeruwa Ernest Adimchinkpa

Group: MEB-17a

Specialty: 292 International economic relations

Supervisor: Mahdich A.S., Ph.D. in Economics

**Dnipro, 2021**

**ALFRED NOBEL UNIVERSITY**  
**DEPARTMENT OF GLOBAL ECONOMICS**

First (bachelor) level  
Specialty 292 International economic relations

Approved by:  
Head of the Department \_\_\_\_\_

\_\_\_\_\_  
(signature, last name, initials, scientific degree, academic status)

“ \_\_\_\_ ” \_\_\_\_\_ 20\_\_ p.

## The Bachelor's Thesis Assignment

\_\_\_\_\_ Emeruwa Ernest Adimchinkpa \_\_\_\_\_

1. Title: Development and ways of implementation of international investment project «The making of real estate and housing in Norway»

2. Supervisor Prof. Mahdich A.S., Ph.D. in Economics

Approved with the Order of « \_\_\_\_ ” \_\_\_\_\_ 20 \_\_, No. \_\_\_\_\_

3. Deadline for submission \_\_\_\_\_

4. Aim of the paper to consider an implementation of the ecovillage project in UAE

\_\_\_\_ To grow scientifically validated suggestions and recommendations on advancement and usage of worldwide Investment project in Norway.

5. Thesis outline (list of issues to be developed):

Realization of the objective set in the postulation brought about thought and settling of the accompanying assignments: to discover the impact of unfamiliar venture action and execution of the undertaking in Norway; to examine the philosophy of building up the arrangement of investment of Norway and exchange streams the states of globalization; to contemplate the traditions guideline in Norway; To give a logical appraisal of the investment approaches in the circle of unfamiliar monetary movement of Norway; to basically assess patterns in the advancement of Norway unfamiliar direct speculation; to recognize the critical parts of worldwide speculation and how the public authority manage pulling in expected unfamiliar financial backers; to break down conceivable positive and negative ramifications for Norway increases.

6. Date of issue of the assignment \_\_\_\_\_ 15 March 2021 \_\_\_\_\_

7. Thesis schedule

no	Stages	The deadline for submission	
		Schedule date	Actual date
1	Chapter 1	01 April 2021	01 April 2021
2	Chapter 2	15 April 2021	15 April 2021
3	Chapter 3	15 May 2021	15 May 2021
4	The whole paper	01 June 2021	01 June 2021

Student

\_\_\_\_\_  
signature

Emeruwa Ernest Adimchinkpa \_\_\_\_\_

\_\_\_\_\_  
last name, initials

Supervisor

\_\_\_\_\_  
signature

Alisa Mahdich \_\_\_\_\_

\_\_\_\_\_  
last name, initials

## SUMMARY

*Emeruwa Ernest. Development and ways of implementation of international investment project «The making of real estate and housing in Norway»*

The hypothesis about progress and execution of the global venture project work gives a considered revenue in Real estate and housing sector. The thought of the business being explored requires capital endeavour, astute capacities, assessment and assessment the financial and theory climate of Norway. Similarly looking at the current condition in Norway market and business region capacity of the site of an especially proposed project. The guideline plan of this suggestion is to learn and evaluate the reachability, appropriateness and money related potential outcomes of Real bequest and lodging business on goings in Norway.

To have a huge achievement on the errand, this proposition is going to simply and recognize the issues looked during the time spent making such a hypothesis by then offer a couple of courses of action subject to the contributions from field research.

**Keywords:** investment climate, international investment project, housing industry, foreign direct investment, international trade, Norwegian economy, FDI.

## АНОТАЦІЯ

*Емерува Ернест. Розробка та шляхи реалізації міжнародного інвестиційного проекту «Створення нерухомості та житла в Норвегії»*

Реалізація глобальних венчурних проектів дає значний дохід у секторі нерухомості та житла. Цей вид бізнесу вимагає капітальних зусиль, проникливості, оцінки та оцінки фінансового та теоретичного клімату Норвегії. Основною метою даної роботи є вивчення та оцінка досяжності, доцільності та потенційних результатів проекту щодо створення компанії з нерухомості у Норвегії. У роботі аналізується інвестиційний клімат Норвегії, переваги та недоліки покупок нерухомості в Норвегії

Ключові слова: інвестиційний клімат, міжнародний інвестиційний проект, житлова галузь, прямі іноземні інвестиції, міжнародна торгівля, норвезька економіка, ПІІ.

## TABLE OF CONTENTS

INTRODUCTION	7
CHAPTER 1	
THE NORWEGIAN ECONOMY: CURRENT STATUS, DEVELOPMENT TRENDS AND MAIN ISSUES	
Section 1.1. The overall quality of Norwegian economic development	9
Section 1.2. Major changes in the long-term economy	11
Section 1.3. The Norwegian job market and its cooperation in global migration	17
CHAPTER 2	
NORWAY'S FOREIGN ECONOMIC ACTIVITIES:	
Section 2.1. Real estate in Norway	20
Section 2.2. Foreign direct investment in Norway	29
Section 2.3. Analysis of Norway's investment environment and its attractiveness to investors	35
CHAPTER 3	
DEVELOPMENT OF INTERNATIONAL INVESTMENT PROJECTS AND EVALUATION OF THEIR ATTRACTIVENESS	
Section 3.1. Examination of the real estate and housing market in Oslo	
Section 3.2. Validation of the venture project for the making of real estate company, appraisal of the requirement for investment assets, and recognizable proof of wellsprings of their association	42
Section 3.3. Assessment of international investment project attractiveness and estimated income calculations	44
CONCLUSIONS AND PROPOSALS	56
REFERENCES	65

## INTRODUCTION

International investment is an investment strategy. during this strategy, investors buy stocks, mutual funds, and other financial instruments, or make investments to get ownership or partnerships in several companies around the world so as to get the best return. Diversification of the investment portfolio. reduce. International investment theory explains the inflow and outflow of investment capital from a rustic by investors who wish to maximize the speed of return on investment. one of the most factors affecting international investment is that the potential return on alternative investments within the home country or other foreign marketing general, it is helpful to treat FDI theory as an attempt to answer the “who, what, when, where, why, and how” of a particular investment, and to determine whether the economic factors involved permit foreign investment. To understand the foreign direct investment, you may first need to seek to understand why investors choose to invest abroad instead of outsourcing production to existing companies. When foreign investors buy and sell capital investments or securities (such as stocks and bonds) issued in a given country, they must engage in foreign exchange transactions to complete the transaction. Similar to trade, the international demand for capital investment in a country directly affects the demand and price of its currency. Under all conditions being equal after the value of a country’s currency falls, foreign investors may tend to use the lower exchange rate to invest in that country’s securities. Company introduction is one of the most important parts of introducing investment to potential investors. Selling your ideas and ideas to investors is the prerequisite of this conference, so the speaker must do this clearly. Speakers should demonstrate that their management team can lead the company and get a return from the venture capital firm’s investment. There seems to be some positive connection between speculation and gains because when investing, you will expect higher gains, and in many cases, this will happen, and we will continue to work hard because we will not be indestructible. Another example of investment is that you can make full use of all the cash and assets you need to ensure that your child gets the best guidance or information. Therefore, they can be very qualified, so after

completing their favorite school education, they will improve their careers. Similarly, choosing to give and deal with them when they are old and resign is also an investment. You realize that they are investing cash, which will soon benefit them. In addition, given that there is no guarantee of getting too many achievements, it is speculated that it is related to risky behavior, because it may bypass another path that may be abnormal, so you should understand your own ideas and find yourself confused with it.

**Theoretical significance:** This research aims to further explore scientifically proven recommendations on the progress and use of Norwegian global investment projects.

**Practical significance:** The Norwegian government can refer to some of the recommendations of this study in the feasible decision-making process.

**Research object:** foreign investment in Norway.

**The theme of this research:** to develop scientifically proven recommendations on the development and use of Norwegian investment projects on a global scale.

**Research method:** logical curiosity. • Indicates that the current arrangement of the unfamiliar direct speculation guide is In the time it takes for internationalization and globalization, the framework is affected by subjective changes in the world's financial foundation. On the one hand, on the one hand, new freedoms for financial supporters have emerged; on the other hand, this opportunity promotes a controllable currency. development of; • Facts has proved that since they are not familiar with the general tendency of direct investment, the use of government and risk arrangements is effective. Tourism industry.

- Explains the way to achieve strong transparency in the Norwegian economy by creating a good atmosphere for an unfamiliar direct speculative market. • It is believed that important positive changes have taken place in the construction of Norwegian global joint ventures, so there is an urgent need to implement some basic and important formulas to stimulate people's interest in the planetary market.

- Solved the problem of improving the risk of specific risks related to unfamiliar speculation in Norway in the case of reducing the potential risks that may consolidate speculation.

Explains the thanks to achieving strong transparency within the Norwegian economy by creating an honest atmosphere for an unfamiliar direct speculative market. • Considering that the development of the NORWAY global venture has undergone major positive changes, it's urgent to implement some basic and important formulas to stimulate people's interest within the planetary market. • Solved the problem of improving the precise risks caused by unfamiliar speculation in Norway within the risk project while reducing the potential risks which will consolidate speculative power.



# CHAPTER 1

## THE NORWEGIAN ECONOMY: CURRENT STATUS. DEVELOPMENT TRENDS AND MAIN ISSUES

### 1.1. The overall quality of Norwegian economic development

The Nordic nations are frequently utilized as good examples for great administration in balance, instruction, manageability, and monetary approach, consistently besting personal satisfaction rankings.<sup>1</sup> Their serious level of pay uniformity and their government assistance states are referred to as purposes behind their proceeded with thriving. While not erroneous, it isn't the sole justification for their achievement in constantly giving residents the absolute best expectations of living.

Through the 1980s and 1990s, nations like China and South Korea attracted consideration because of their mechanical arrangements pointed toward supporting the development of capacities through building up public assembling and innovation champions like Samsung. This procedure – to challenge various Western occupants – functioned admirably. A comparative methodology has been utilized by the Gulf governments.

While not as noticeably shrouded in the media, the success of the Nordic economies is incompletely owed to a similar methodology. Its center spins around the grounded thought that mechanical advancement drives monetary development over the long haul. This paper centers around exactly surveying mechanical advancement in the Nordic nations and cases that monetary success is viable with numerous institutional structures, the Nordic model being the one that stresses government assistance and common freedoms the most (Weforum, 2021).

Norway has a steady economy with an energetic private area, an enormous state area, and a broad social well being net. Norway quit the EU during submission in November 1994. Nonetheless, as an individual from the European Economic Area, Norway mostly partakes in the Eu's single market and contributes sizable to the EU financial plan. The

nation is luxuriously enriched with regular assets like oil and gas, fish, backwoods, and minerals. Norway is the main maker and the world's second-biggest exporter of fish, after China. The public authority deals with the country's petrol assets through broad guidelines. The oil area gives about 9% of occupations, 12% of GDP, 13% of the state's income, and 37% of fares, as per official public assessments. Norway is one of the world's driving petrol exporters, despite the fact that oil creation is near half beneath its top in 2000. Gas creation, alternately, has dramatically increased since 2000. Despite the fact that oil creation is generally low, it rose in 2016 for the third continuous year because of the greater creation of existing oil fields and to new fields going ahead stream. Norway's homegrown power creation depends for the most part on hydro-power. Fully expecting inevitable decreases in oil and gas creation, Norway saves state income from petrol area exercises on the planet's biggest sovereign abundance store, esteemed at more than \$1 trillion toward the finish of 2017. To help balance the administrative financial plan every year, the public authority follows a "monetary principle," which expresses that expenditure of incomes from petrol and asset speculations will compare to the normal genuine pace of return on the asset, a sum it gauges is economical over the long haul. In February 2017, the public authority changed the normal pace of return for the asset descending from 4% to 3%. After strong GDP development in the 2004-07 period, the economy eased back in 2008, and contracted in 2009, preceding getting back to humble, positive development from 2010 to 2017. The Norwegian economy has been changing in accordance with lower energy costs, as exhibited by development in workforce investment and work in 2017. Gross domestic product development was about 1.5% in 2017, driven to a great extent by homegrown interest, which has been helped by the bounce back in the work market and strong financial strategies. Financial development is required to stay steady or improve somewhat in the following not many years (Gemma Corrigan, 2021).

## 1.2. Major changes in the long-term economy

The initial step to gauge the drawn-out net advantages of the administrative changes that appeared in the diagram includes ascertaining the normal yearly yield acquire related to the decrease in the recurrence and seriousness of banking emergencies. This is identical to the decrease in the likelihood of banking emergencies times the limited yield expenses of their multi-year impacts – the "expected costs" of emergencies. Accordingly, the computation includes two stages: assessing the normally limited expense of emergencies and assessing the effect of more grounded capital and liquidity prerequisites on those normal expenses – on the likelihood and seriousness of emergencies. Authentic experience proposes that, in some random nation, banking emergencies happen normally once every 20 to 25 years, ie the normal yearly likelihood of an emergency is of the request for 4 to 5%. The proof shows that financial emergencies are related to huge misfortunes in yield comparative with pattern and that these expenses expand well past the year in which the emergency ejects. The total (limited) yield misfortunes range from at least 20% to well in abundance of 100% of per-emergency yield, contingent fundamentally upon how durable the impacts are assessed to be. Utilizing the middle gauge of the total limited expenses of emergencies across every single tantamount examination, which is around 60%, every 1 rate point decrease in the yearly likelihood of an emergency yields a normal advantage each year equivalent to 0.6% of yield when banking emergencies are permitted to permanently affect genuine action. Utilizing the middle gauge of misfortunes when emergencies are believed to have just a transitory impact, which is around 20%, every 1 rate point decrease in the yearly likelihood of an emergency yields a normal advantage each year equivalent to 0.2% of output.<sup>4</sup> While singular nation encounters clearly change, on balance, the recurrence of emergencies doesn't contrast much among modern and developing business sector economies and, all things considered, costs show up to some degree higher in mechanical economies. Planning more tight capital and liquidity necessities into decreases in the likelihood of emergencies is especially troublesome. This examination depends chiefly on two sorts of

philosophy. The first includes diminished structure econometric investigations. These gauges the authentic connection between the capital and liquidity proportions of banking frameworks and ensuing financial emergencies, controlling for the impact of different elements. The second includes regarding the financial framework as an arrangement of protections. In view of assessments of the instability in the worth of bank resources, of the probabilities and of relationships of default, and on suspicions about the connection between capital and default, it is then conceivable to infer the likelihood of a financial emergency for various degrees of capital proportions. Blends of these systems are likewise utilized (OECD Economic Outlook, [www.oecd.org](http://www.oecd.org) 2012)

The political decisions made today should be founded on a comprehension of the requirements and difficulties we will look at in the fairly longer-term Long-term projections utilizing macroeconomic models to help sanction key improvements in the Norwegian economy. Given a normal yearly development rate in labor profitability of around 2%, see Table 2.3, the projections show that pay per ca-pita in Norway will dramatically increase in the period to 2060, see Table 1.2. People in the future will appreciate a significantly higher material way of life than the present ages. Simultaneously, the projections show that we face generous difficulties identified with the maintainability of public government assistance plans and to earth perilous discharges. The maturing populace will slowly squeeze public funds in the very long time ahead. As per the middle development situation in Statistics Norway's most recent populace projections, the extent of over-67s in the populace will generally twofold in the period to 2060. Public spending on annuities will rise more quickly than GDP, in any event, when the impacts of the benefits change are considered, see Section 2.5. Accepting a continuation of current inclusion rates and utilization of assets per beneficiary, use on well being and care administrations will likewise increment as a portion of the complete financial yield (EveryCRSReport.com 2007).

Table 1.2

## Contribution to growth in GDP per capita. Per cent

	1971-2007	2008-2060
GDP per capita	3,1	1,4
- Contribution from oil prod. and foreign trade	0,6	-0,3
= Mainland GDP per capita	2,4	1,7
Labour force productivity <sup>1</sup>	2,5	2,1
Labour input per capita	-0,1	-0,3
Average working hours	-0,7	0,0
Labour force participation	0,5	-0,2
Population composition	0,1	-0,1

<sup>1</sup> Mainland GDP in relation to total labour input measured in hours.  
Sources: Statistics Norway and Ministry of Finance.

*Table 2.4 Indicators of income growth. Per cent*

	Average annual growth 2007-2060	Percentage change 2007-2060
Real disposable income per capita	1,6	128
GDP per capita	1,4	109
Mainland GDP per capita	1,7	149

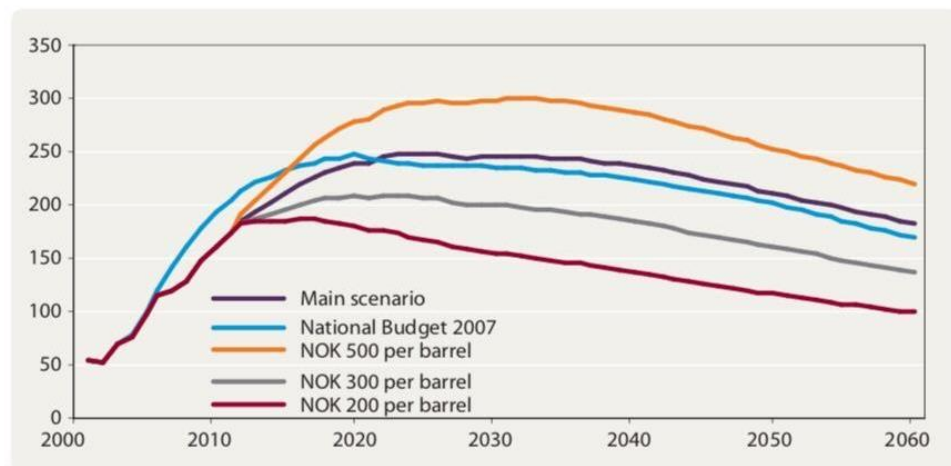
Source: Ministry of Finance.

The projections show that pay per ca-pita in Norway will dramatically increase in the period to 2060

Source : ministry of finance

The capacity to deal with the drawn-out budgetary outcomes of maturing relies incompletely upon how quickly the oil incomes are staged into the Norwegian economy. Computations in this report expect that financial strategy follows the rules. Though the focal government's present incomes from the oil area are added to the Government Pension Fund – Global, the rules require the normal genuine profit from the Fund after some time to be gotten back to public financial plans to cover the non-oil spending shortfall. This safeguards the current spending strategy from changes in oil incomes and simultaneously guarantees that the incomes will profit people in the future. This report expects, but with much vulnerability, that the cost of raw petroleum will stay at a verifiable undeniable level, for example, NOK 400 (2009 costs) per barrel over the long

haul. High incomes from the oil area are relied upon to produce a quick expansion in the asset capital over the course of the following not many years prompting a more elevated level than recently imagined. The capital in the Government Pension Fund Global may ascend from 118% of GDP for Mainland Norway toward the finish of 2007 to around 240% toward the beginning of the 2020s, see Chart 2.12. Expecting that spending strategy follows the monetary approach rules, the genuine worth of the capital in the Fund will balance out in the long haul, empowering the profit from the Fund to unveil an enduring commitment to financing government assistance plans. Nonetheless, this commitment is moderately unassuming contrasted with expenses and extract obligations from the territory economy and will at the appointed time likewise decrease as a portion of both public spending and GDP. ( ECONOMIC SURVEYS 2019 [www.oecd.org](http://www.oecd.org))



Sources: Statistics Norway and Ministry of Finance.

Fig 1.1. Government Pension Fund – Global. Per cent GDP for Mainland Norway

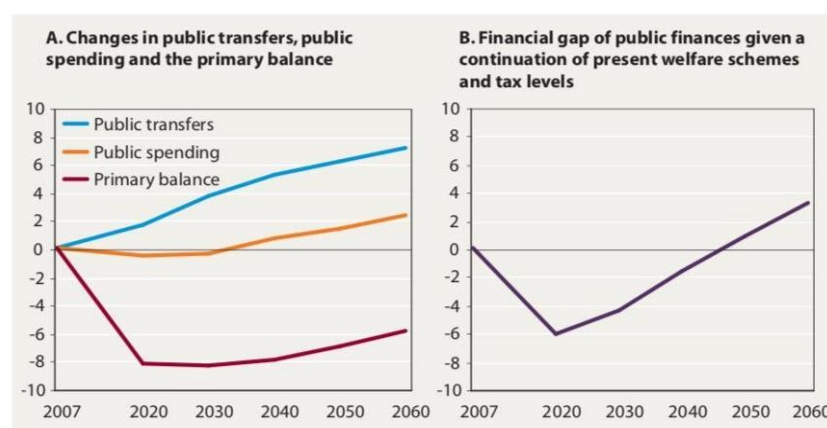
The diagram additionally represents the meaning of elective oil costs for the capital in the Government Pension Fund – Global.

Source : Statistics Norway and ministry of finance

There is incredible vulnerability concerning future oil costs, as outlined by the significant movements, both all over, in the oil cost over ongoing many years. It is thus certain that evaluations of the space for move-in budgetary strategy ought not to be founded on excessively hopeful assumptions on future oil costs. The drawn-out spending projections fuse a continuation of current inclusion rates and utilization of assets per

beneficiary by age and sex in openly financed administrations. The pattern in open payment on annuities and different advantages depend on a continuation of current guidelines, aside from on account of the National Insurance Scheme mature age benefits where the impacts of the annuity change on open consumption are considered. Besides, normal working hours and work interest rates for various gatherings are kept consistent at the present level. The projections show that with a continuation of the present government assistance plans and assessment levels, the public area will confront an expanding financing hole in the long haul, see Chart 2.13B. Development in annuities and different advantages are the primary supporters of this turn of events, see Chart 2.13A. This implies that move should be made either to check public consumption or to build public incomes over the long haul.

*Mainland Norway*



Source: Ministry of Finance.

Fig 1.2. Long-term trends in public finance. Per cent of GDP for Mainland Norway

Source : Ministry of finance

To keep up the Norwegian government assistance model, arrangements most likely should be created to meet the prerequisites and assumptions that go with expanded success. Higher-pay levels will be trailed by the expanded interest for schooling, well being, and other significant administrations that are financed by the public area. Proceeded with the improvement of public government assistance the arrangement, as wanted by the Government, will defy the budgetary approach with additional difficulties concerning keeping up maintainable public accounts in the long haul. While expanded

private area efficiency makes for higher generally a success, it doesn't in itself add to more grounded public accounts, see This is on the grounds that public spending on wages, annuities, and different advantages increments with the degree of wages in the economy, which thus is dictated by the pattern inefficiency. The development is by and large use will thus be generally in accordance with the development in assessment and extract obligation incomes that follow from higher salaries in the private area. Then again, expanded profitability in the public area will imply that the administrations offered can be delivered utilizing fewer assets. This will reinforce public accounts and additionally give more room to offer more and better government assistance administrations. The above underlines the significance of the Government's push to restore and expand public area effectiveness ( [www.regjeringen.no](http://www.regjeringen.no), ministry of finance).

### 1.3. The Norwegian job market and its cooperation in global migration

Norway's present share of UNHCR (United Nations High Commissioner for Refugees) resettlement evacuees is 1,200 displaced people yearly. Norway mostly gets exiles from the Asia and Pacific locale. IOM Oslo, in close collaboration with Norwegian movement specialists and with IOM in the evacuees' nation of beginning, gives standard displaced people social direction preceding their takeoff to Norway and similarly illuminates Norwegian districts about the outcasts' experience before their appearance in Norway. In 2010 Norway got an absolute number of 9,908 travelers by means of family reunification, which is a prominent decline from earlier years. A significant number of these travelers were from Thailand, the Philippines, and Somalia. IOM Oslo likewise helps relatives in orchestrating their movement to Norway, in close collaboration with Norwegian migration specialists and the IOM office in the country where the family is right now dwelling. In 2011, Norway got 9,053 refuge applications, chiefly from nations like Somalia, Eritrea, and Afghanistan. Around the same time, 52% of the prepared



applications were allowed refuge in Norway. Through the Voluntary Assisted Return Program (VARP), IOM Oslo helps Norwegian experts in getting sorted out the arrival of dismissed refuge searchers and different travelers in an unpredictable and weak circumstance. In the course of the most recent couple of years, Norway has seen a significant expansion in the number of transients applying for a work license, particularly from new individuals from the European Union like Poland, Lithuania, and Latvia. In 2009 IOM Oslo built up a program to enable Polish transient development laborers, which was effectively executed until the finish of 2010. Since June 2011, this positive experience has been applied to a gathering of Lithuanian development laborers. ([www.iom.int/countries/norway](http://www.iom.int/countries/norway))

The Cultural Orientation Program for Norway-Bound Refugees gives pre-takeoff social direction (CO) classes for evacuees acknowledged for resettlement to Norway. IOM Oslo, in close coordination with IOM workplaces in nations where outcasts are briefly living, arranges to prepare for chosen target gatherings of displaced people, matured from eight years of age or more, on the items of common sense of life in Norway. The essential goal of the program is to advance the smoother joining of evacuees into Norwegian culture. It sets them up for the underlying change time frame after an appearance in Norway, tending to ridiculous assumptions, and restricting the way of life stun. The social direction program likewise furnishes the getting Norwegian regions with pertinent and forward-thinking data about the resettling outcasts and their circumstance preceding the exiles' appearance in Norway. The data to districts is given through country data workshops and nation profile distributions. The program is subsidized by the Directorate of Integration and Diversity (IMDi). It is executed by IOM Oslo in close association with IMDi, UDI, IOM, and UNHCR workplaces in the preparation site nations. IOM Oslo's Family Reunification/"Self Payer" program can help people who have been conceded family reunification by orchestrating travel to Norway for their relatives if UDI isn't paying for the family's movement. IOM Oslo, in participation with IOM in the country where one's family is living, can offer the accompanying: Help with organizing air tickets (for a charge) for transportation to Norway. IOM has worldwide

concurrences with the most significant air organizations and can orchestrate tickets at a serious cost. Help at the air terminal upon takeoff, on the way inside Europe just as on the way at Oslo Gardermoen if the last objective is past Oslo. On the off chance that the relative is a minor voyaging alone or if the voyager/s has clinical requirements requiring additional consideration, an IOM escort can be masterminded to help the relative/s all through the excursion. In close participation with the Norwegian Embassy in the country where the family is presently living, IOM guarantees that relatives will have the necessary visas and travel reports gave before their takeoff. All through the interaction, IOM Oslo will organize with the IOM mission in the nation of beginning, to get a protected and noble excursion for the relatives.

Since the EU growths in 2004 and 2007, Norway has encountered its biggest degree of work migration. The figure incorporates the two occupants and representatives who enter Norway to work, yet whose primary spot of home remaining parts somewhere else. The last gathering incorporates several thousand every year. The fundamental explanations behind this 'migration stun' are a lack of work in Norway and pay levels that are among the most elevated in Europe. Since 2007, work outsiders have contributed to the majority of Norway's business development, as indicated by Statistic Norway. Work travelers are essentially utilized in development, trailed by assembling and medical services, so they are moved to low-wage areas. By far most of the work transients come from Poland and Lithuania; Poland, Lithuania, and Romania represent around 80%. In contrast to different gatherings of outsiders (explicitly exiles), work travelers live and work in all pieces of the country. Many are utilized in shipyards (western Norway) and in the fish-preparing industry (in the North). By and large. (www.imf.org Giang Ho and Kazuko Shirono The Nordic Labor Market and Migration,2015)

There is a broad arrangement that works movement has positively affected the economy. Work deficiencies are a relic of days gone by, and businesses presently have the chance to utilize a more extensive scope of work methodologies. One model is recruiting organizations as subcontractors from CEE nations that bring their own (posted) representatives to finish an undertaking, rather than the Norwegian organization utilizing

their own laborers. Different bosses build up a hiring organization or agreement neighborhood offices in an Eastern European nation to employ impermanent specialists when required. Impacts on the work market Because of the predominant work deficiency, migration has not generally supplanted Norwegian laborers. All things considered, there has been worry about the enrollment of youthful Norwegians into gifted development work. The power of unfamiliar laborers in the development business in numerous pieces of the nation has made it less appealing for youngsters to join the development business since they consider that the business has become "unfamiliar". Another concern is that work movement may make it harder for people with difficulties, for example, low instruction or medical issues to look for some kind of employment. The rationale is that it very well may be simpler for a business to take on a work transient than to prepare and follow up somebody who needs more extraordinary consideration in the everyday business. These components have been essential for public discussion. A conversation about the future stockpile of development laborers has basically been between the social accomplices. Participation among bosses and laborers' agents at the organization and area levels is a critical component of the Norwegian work market model. One precondition for this framework is high association thickness. Migrants are more averse to join a worker's guild, modifying the overall influence among businesses and the representatives in certain pieces of the work market. ([www.elibrary.imf.org](http://www.elibrary.imf.org))

## CHAPTER 2

### NORWAY'S FOREIGN ECONOMIC ACTIVITIES:

#### 2.1. Real estate in Norway

The real estate market assumes a significant part in the Norwegian economy. The ascent in house costs has, in addition to other things, a significant effect on the improvement of family riches, and subsequently the advancement in families' acquisition of labor and products. Such buys represent the greater part of terrain GDP. House value patterns are likewise significant for lodging venture improvements. Also, the pattern in house costs influences general swelling and monetary steadiness, and could in this manner affect Norge's Bank's loan fee setting. Land Norway's month to month house value record and Statistics Norway's quarterly house value list measure in every manner the value advancement of recycled lodging across the country. They are both significant insights that are utilized and referenced routinely by a few gauging networks in Norway. In this article, we investigate why these two records are slacking and give a fairly unique image of house value development after the fall in oil costs in 2014.



Fig 2.1 The price indices for Eiendom Norge and statistics Norway unadjusted 1st quarter 2011.

Source: Eiendom Norge and scansa tenders

In the most distant north of Europe, among the Scandinavian nations, sits Norway with its long coastline, well known show house and CBD speculation openings. It is a protected harbor for both Norwegian and global land financial backers. In any case, what makes the Norwegian housing business sector a particularly alluring business objective? Norway's steady economy and its anticipated general set of laws are two of the reasons the nation is viewed as a protected harbor. Difficulties identified with the Norwegian money and the moderately little market make close to a little wave on the quiet surface of the venture climate. (eiendomnorge.no/housing-price)

### Stable economy

The Norwegian economy is truly steady. In Norway, the public authority annuity reserve adds up to 9.3 billion kroner. With 5.3 million occupants, that compares to 1.7 million kroner per individual. Further, the joblessness rate is exceptionally low – just 3.5 percent in May 2019 – and normal compensations are high. In any event, during monetary emergencies, the Norwegian economy has been less influenced than numerous other European nations. In the land area, this implies that there is popularity for property, thus rent rates are additionally high, especially in CBD regions. What's more, with such interest, land costs are likewise expanding. Contrasted and different nations, the difficulties in the Norwegian market can be viewed as moderate.

It is not difficult to work together in Norway, which has a very much evolved general set of laws with an unmistakable administrative system. This implies that buy arrangements for certain outsiders appear to be shockingly short, on the grounds that the enactment and legitimate understanding manages numerous circumstances. Despite the fact that assessment rates change every once in a while, new laws go into power, and new choices are given over by the courts, there are not many exemptions where changes show up out of nowhere. Albeit the political scene changes because of races, and judges are supplanted, the overall set of laws and applicable system for the land area is amazingly steady, and Norwegian land attorneys can zero in on the requirements of the important financial backer instead of being apprehensive about changes. Unfamiliar financial

backers ought to, nonetheless, take due notice of different warning obligations and customs. Deferred notification or misusing of VAT could monetarily affect a speculation, with no comparing esteem add. Accordingly, unfamiliar financial backers should look for nearby counsel on the securing, the board and divestment of their Norwegian land resources ([www.britannica.com](http://www.britannica.com)).

Key facts of real estate acquisition

## I. STANDARD FORMS OF AGREEMENT

A. Offer to Purchase presents Buyer's offer of cost and date for shutting. Dealer may IV. acknowledge or reject.

B. The buy contract presents the terms of procurement and deal, including in addition to other things, value, distribution of expenses of the exchange, date for shutting, encumbrance, protection, and default arrangements. Specialists A. Purchasers and merchants are not needed to utilize a land dealer or specialist, yet ordinarily the settlement is done by a land representative or an attorney. The specialist or the legal counselor will be autonomous. Both the land specialist and the legal counselor should be authorized. B. The dealer pays the agent's bonus.

Purchasers inspection

A. Private: Issues, beneath here an examination of the property

. Types of ownership

A. Private property is regularly held in a person's name. The property may likewise be held by an organization, a trust, or the district.

1. Freehold lodging – ordinarily houses, line houses, freehold pads, and occasion houses.

2. Agreeable lodging - a course of action where an affiliation or partnership claims a gathering of lodging units and the basic regions for the utilization of the relative multitude of occupants. The individual members own an offer in the helpful which qualifies them for possess a condo.

3. Ground rent – a rented property is a plot that is leased to the individual utilizing the plot. The individual utilizing the plot just possesses the home.

4. Business property is typically held in an organization's name yet may likewise be held in a person's or trust's name.

#### Deed

Simultaneously as the purchaser pays for the property, the dealer is committed to give the deed. By giving the deed, the purchaser gets the title to the land. To get legitimate assurance from cutthroat obtaining the purchaser should enroll the deed in the register of deeds. Shutting

#### Costs/adjustments

A. The purchaser pays the narrative stamp obligation. The expense is 2.5 percent of the worth of the property at the hour of enrollment. Ii. Iii. Review isn't obligatory, however the purchaser will regularly inspect the property previously buying. Deformities the purchaser ought to have found prior to purchasing the property can't be guaranteed. In the wake of collecting of the property, the purchaser is committed to analyze the property. Season of permitted a. V. B. Business: Vi. Prior to purchasing the property, the purchaser will regularly lead due determination on the property, including examination and investigation of the property for potential.

#### Buying and selling real estate in Norway

B. In addition to other things this don't make a difference to the accompanying exchanges:

Moves between companions .

Moves which is a result detachment

Moves which is a result of legacy .

Moves which is a result of heritage.

Moves of properties which isn't utilized before

Moves of structures under development .

Moves of a rented property.

C. The purchaser likewise pays the enlistment expense to the public authority. The enrolment charge is NOK 585.

D. The overall principle is that increases/misfortunes made on the offer of private property are available/deductible. Gains made on the offer of private property are tax-exempt if certain inheritance and possession conditions are met. The accompanying conditions should be met:

1. The deal should happen or be settled upon over one year after the property was gained and

2. The proprietor probably utilized the property as its own home for in any event one year during the two-past year before the deal happens.

E. Gains made on deals or other acknowledgement of plots of land will consistently be charge at risk, and any misfortune will be deductible.

After a short stoppage in mid 2018, Norway's home value development is speeding up once more. Falling financing costs and restricted lodging supply are doing something amazing. The cross country house cost list rose by 7.11% during 2020, the greatest y-o-y increment since Q2 2017, as per Statistics Norway. When adapted to swelling, Norwegian house costs rose 5.75% y-o-y in 2020. During the last quarter house costs rose simply 0.32% (0.27% expansion changed).

During 2020: In Bergen, the house value record rose by 7.42% (6.06% swelling changed) during 2020 – an improvement from the earlier year's 4.16% development and its best presentation in six years. On a quarterly premise, house costs rose marginally by 0.36% (0.3% swelling changed) during the most recent quarter. In Oslo including Bærum, the house cost file rose by 7.83% during 2020 (6.46% swelling changed), following a 4.58% y-o-y expansion in 2019. During the most recent quarter, house costs expanded 3.08% (3.02% swelling changed). In Stavanger, house costs rose by practically 10% y-o-y (8.57% swelling changed) a year ago, in sharp differentiation to a 3.22% decrease in 2019. Quarter-on-quarter, house costs fell by 0.77% in Q4 2020 (- 0.83% swelling changed). In Trondheim, house costs rose by 6.43% y-o-y (5.07% swelling changed), up from the earlier year's miniscule ascent of 0.1%. During the most recent quarter, house costs were up by 1.55% in Q4 2020 (1.49% swelling ([www.globalpropertyguide.com](http://www.globalpropertyguide.com)))





Fig 2.2. House prices, annual change percentage

Source :Statistics Norway, global property guide

In Norway all in all, current confined house costs rose 135% over a similar period. A current withdrew house in Norway costs a normal NOK 26,449 (US\$3,065) per sq. m in 2020, up 3% from a year sooner, as per Statistics Norway..

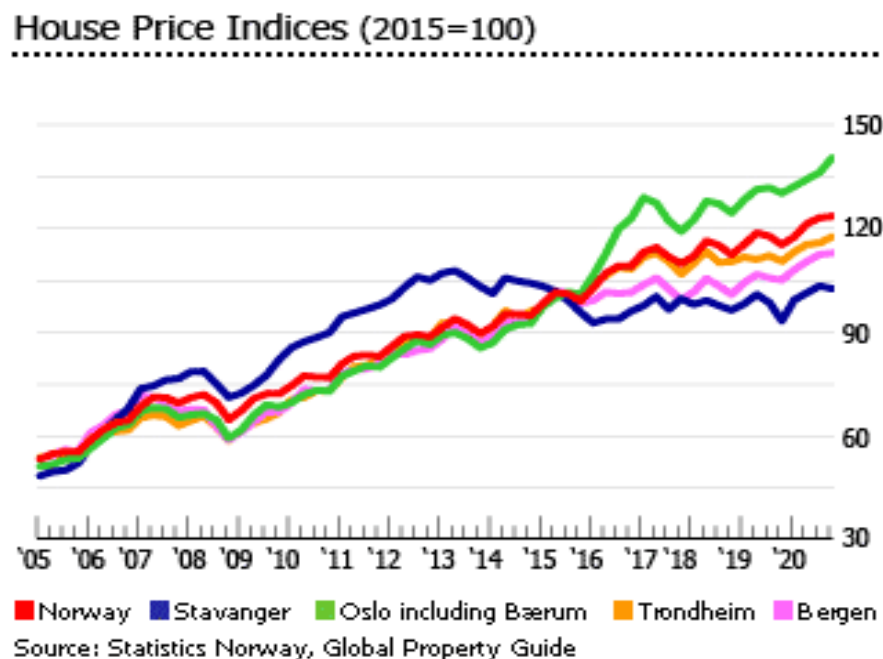


Fig 2.3. House prices indices

Source:Statistics Norway global property guide

The dissects in the report depend on information from Statistics Norway's day-to-day environment overviews and the register of families and homes. The blend of these two information sources gives an interesting chance to go both in expansiveness and top to bottom when we look at the day-to-day environments of the populace. In we consider home ownership and take a gander at the two changes in possession interests over the long run, and how the extent who own their own home fluctuates between various gatherings. Norway has had a steady high extent of property holders contrasted and other Western European nations. Since the start of the 1980s, around three out of four families have claimed the home they live in. Financially impeded gatherings have lower extents of mortgage holders and the distinctions have expanded since the start of the 2000s. This applies to individuals with low training, low pay, and social help beneficiaries, and Lodging benefits. We take a gander at lodging financial aspects. Each fourth Norwegian family has a high weight of everyday costs, and somewhat more, every third family encounters everyday costs as difficult. Be that as it may, not many individuals have issues paying their fixed everyday costs. Families that lease the home, monetarily weak gatherings, single individuals, and single guardians are among the gatherings that have lodging issues to a more prominent degree than others. We additionally show that most youthful home purchasers advance account the home and half of the purchasers matured 20-29 get parental assistance regarding home buys. manage the home's norm and living climate, separately, like structure type, squeezed living, issues with dampness and decay, and admittance to a protected neighborhood climate. These are parts of everyday environments that are critical for prosperity and personal satisfaction. We track down an unmistakable association between financial status and such day-to-day environments. Specifically, families with the most reduced pay, single guardians, and youngsters are presented with issues identified with lodging principles and the neighborhood climate. Albeit a few families with youngsters live in squeezed conditions, they on normal have a more secure nearby climate than different families. A great many people are happy with their home and their neighborhood climate. In, nonetheless, we see that monetarily weak gatherings, the individuals who lease the home, and beneficiaries of lodging advantages

and social advantages are all the more regularly disappointed with the home. Low fulfillment with the house is to a great extent identified with conditions like commotion.

We investigate the gathering of lodging issues in the populace. We find that it is by and large the case that the individuals who experience difficulties in a single region likewise positively have different sorts of lodging issues. A bigger extent of those living in the biggest urban communities encounters a gathering of lodging issues than in less focal regions. Youngsters, single guardians, occupants, and low-pay families additionally have more lodging issues than the populace normal. In this part, we have likewise seen our objective of collecting lodging issues facing a meaning of «disadvantaged in the lodging market». The examination shows that a bigger extent of the hindered has a gathering of lodging issues contrasted and different families.

Land. In any case, note that the utilization of the property might be restricted by open laws and guidelines (for instance laws in regards to ecological issues, privileges of neighbors, protection of social or recorded structures), arranging guidelines, and private outsider rights. It is in this way prudent to investigate these perspectives ahead of a planned buy. Responsibility for property incorporates title to the entirety of the constituent pieces of the property, including any designs raised on the property, the airspace over the property, and those regions underneath it (except if the rights/proprietorship to these spaces have explicitly been isolated from the land and moved to an outsider). The property might be claimed in full by at least one person, organization, or potentially other legitimate substances. Co-possession (sameie) of property is dependent upon extraordinary laws and guidelines relating to the utilization and offer of the co-claimed property. Co-possession will, notwithstanding, generally be managed by a co-proprietorship arrangement went into between the proprietors, which is perceived in law.

## 2.2. Foreign direct investment in Norway

Following three successive long stretches of negative FDI inflows between 2015-2017, Norway has enlisted a re-visitation of a positive inflow pattern since 2018 with USD 4.3 billion FDI streams recorded in 2019. The nation's internal stock remained at USD 167.5 billion out of 2019 (UNCTAD World Investment Report 2020). Norway keeps on being an enormous financial backer abroad, with its outward streams remaining in 2019 at USD 8 billion and outward stock adding up to USD 218.5 billion for that very year.

Norway, representing over 30% of inflows (Statistics Norway); while mining and quarrying, fabricating and monetary administrations are the principle areas as far as FDI stock. The Norwegian economy is generally founded on the oil and gas area. Thus, the decrease in the cost of hydrocarbons prompted a drop in venture to Norwegian oil organizations as of late. Simultaneously, the Norwegian government presented another speculation screening system in 2019, permitting Norwegian specialists to examine and impede FDI on grounds of public safety, public monetary steadiness and self-governance. The choice applies to EU and non-EU speculations the same. While Norway has a little homegrown market, the nation has a few resources, like its geographic area in a prolific district, its supported binds with the United States, gifted and multilingual populace, a cutting edge economy and rich energy assets. Norway has an especially positive business environment. The nation is positioned ninth out of 190 nations in the 2020 Doing Business report of the World Bank, losing two spots contrasted with 2019, as its score concerning admittance to power deteriorated on the year ([www.nordeatrade.com](http://www.nordeatrade.com)).

Foreign Direct Investment	2017	2018	2019
FDI Inward Flow (million USD)	-2,577	2,087	4,298
FDI Stock (million USD)	148,428	145,057	167,475
Number of Greenfield Investments*	39	32	33
Value of Greenfield Investments (million USD)	1,119	915	1,177

Source: UNCTAD, Latest available data

Fig 2.4 Doing Business report of the World Bank,

Source: UNCTAD latest

What to consider if you invest in Norway

Solid Points

Benefits for FDI in Norway:

1. Norway has an extremely solid economy and empowering possibilities of advancement.
2. The high worth added area of data and correspondence advances is, for instance, very much created.
3. The public area is efficient (around a sovereign asset in surplus that can mediate whenever in the economy) and the nation has great foundation.
4. The labor force is exceptionally gifted, multilingual and has one of the greatest buying powers on the planet.
5. As can be seen from its eighth spot in the World Bank positioning of nations where it is simpler to work together (Doing Business Norway), the business climate in Norway is extremely certain and stable.
6. The banking and monetary areas just as the financial and legitimate structure are likewise exceptionally vigorous.
7. The country's world of politics is popularity based, solid and straightforward.

## Weak parts

**Drawbacks for FDI in Norway:** Norway's economy is for the most part not extremely broadened and is along these lines subject to the cost of oil, and the nation has effectively surpassed the pinnacle of its creation (regardless of whether new stores have been found). Like any open worldwide economy, it is additionally entirely powerless against the monetary circumstance of its primary financial accomplices and the effect of the forthcoming way out of the United Kingdom (Norway's biggest fare market) on its economy is as yet hard to anticipate. Because of the geological disconnection of specific locales of the country, consumption in the space of transport, coordination and media transmission framework is high. The nation has set up generally exacting work laws that highlight the very high compensation costs in the country. Government Measures to Motivate or Restrict FDI The public authority keeps a vacant situation towards FDI in Norway. ([www.thebalance.com](http://www.thebalance.com)).

Norway doesn't offer huge tax reductions to financial backers (regardless of whether unfamiliar or Norwegian), however a few advantages, for example, lower government managed retirement commitments, lower charge rates and extra allowances for people apply for speculations made in the less populated spaces of northern Norway. Existing guidelines, principles and practices may marginally support Norwegian, Scandinavian and European Economic Zone financial backers.



Fig 2.5. The normal incentive for Norway during that period was 1.52 percent with at least

Norway from 1970 to 2019. The normal incentive for Norway during that period was 1.52 percent with at least - 5.06 percent in 2016 and a limit of 6.19 percent in 2007.

The most recent worth from 2019 is 3.42 percent. For examination, the world normal in 2019 dependent on 178 nations is 4.15 percent.

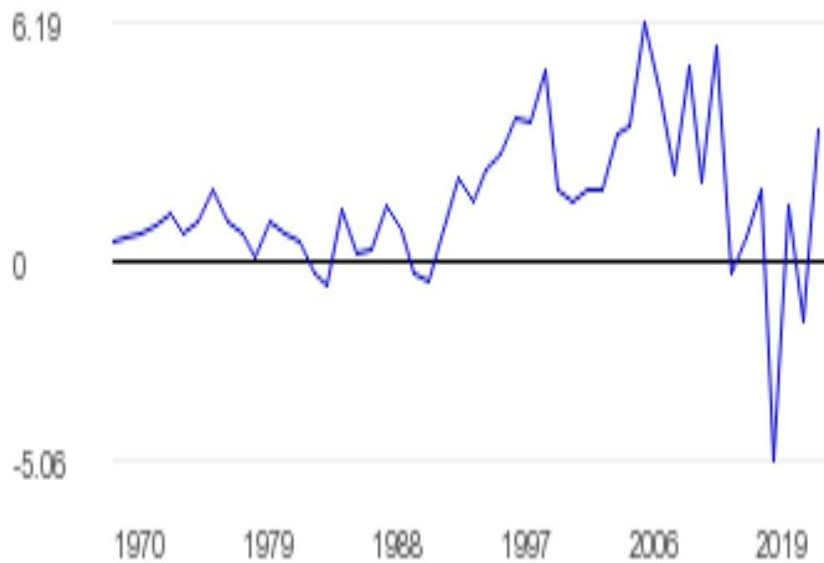


Fig. 2.6. Longer historical series

Foreign direct interest in Norway and different nations mirrors the unfamiliar responsibility for offices. To be delegated unfamiliar direct venture, the portion of the unfamiliar possession must be equivalent to in any event 10% of the worth of the organization. The venture could be in assembling, administrations, agribusiness, or different areas. It might have started as green field speculation (building something new), as obtaining (purchasing a current organization) or joint endeavor (association).

decade. In 2013, the public authority set up "Put resources into Norway," the authority speculation advancement organization, to help draw in and help unfamiliar financial backers. There are around 5,500 unfamiliar possessed organizations in Norway, and more than 650 U.S. organizations have a presence in the nation, utilizing in excess of 45,000 individuals.

Norwegian legislators and organizations invite unfamiliar venture as an issue of strategy and the public authority for the most part gives public treatment to unfamiliar financial backers. A few limitations exist on unfamiliar proprietorship and utilization of regular assets and framework. The public authority stays a significant proprietor in the Norwegian economy and holds imposing business models on a couple of exercises, for example, the retail offer of liquor. While not an individual from the European Union (EU),

Norway is an individual from the European Economic Area (EEA; including Iceland and Liechtenstein) with admittance to the EU single market's development of people, merchandise, administrations and capital). The Norwegian government keeps on changing its unfamiliar speculation enactment determined to adjust all the more near EU norms and has cut administrative guidelines

throughout the most recent decade to make venture simpler. Unfamiliar direct interest in Norway remained at USD 150 billion toward the finish of 2017 and has dramatically increased throughout the most recent decade. In 2013, the public authority set up "Put resources into Norway," the authority speculation advancement organization, to help draw in and help unfamiliar financial backers. There are around 5,500 unfamiliar possessed organizations in Norway, and more than 650 U.S. organizations have a presence in the nation, utilizing in excess of 45,000 individuals.

(<https://www.ceicdata.com/>)

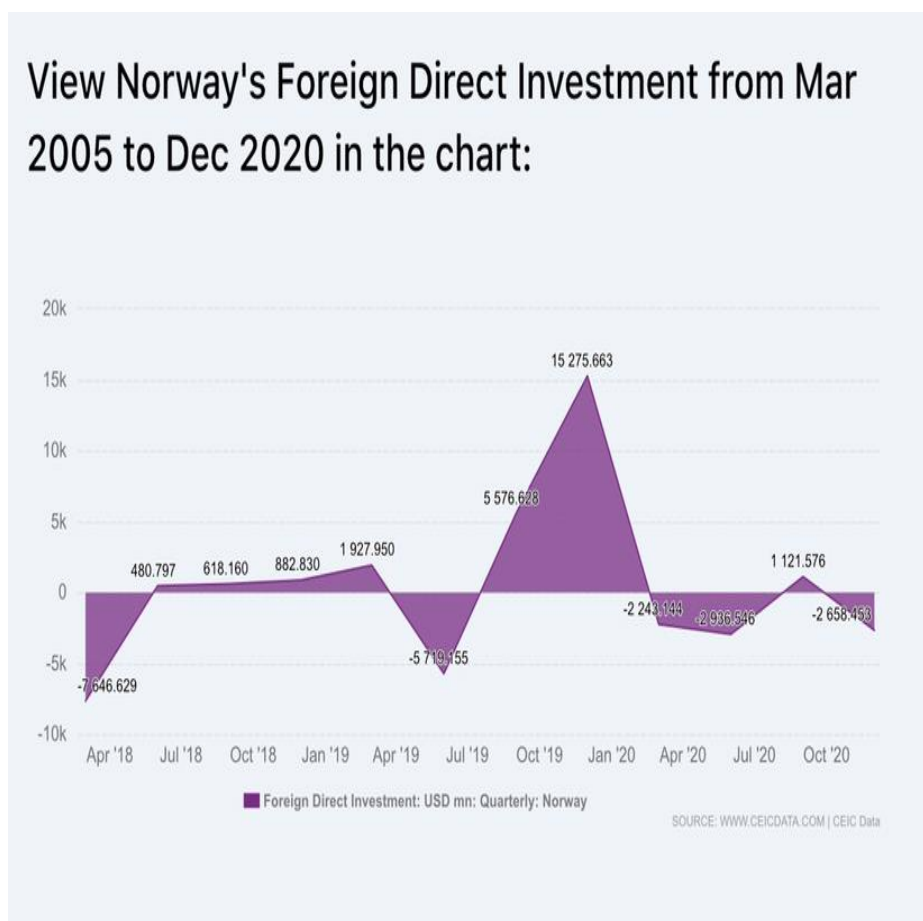


Fig. 2.7. FDI, USD, quarterly



## Section 2.3. Analysis of Norway's real estate investment environment and its attractiveness to investors

Norway might be renowned for its open air scenes and Aurora Borealis, yet worldwide financial backers know the country for its development rates, which contrast well and development rates somewhere else in the Eurozone. Since the modern time, Norway's economy has posted solid development rates that have reliably beaten a considerable lot of its European neighbors, especially during monetary slumps.

### Investing in Norway with ETFs

Exchange traded funds (ETFs") address the most straightforward path for financial backers to acquire openness to Norway's organizations since they give admittance to an assorted bin of protections across a few distinct enterprises. For a moderately low administration charge, ETFs empower financial backers to buy wide openness and enhancement inside a market area or, utilizing file ETFs, in the more extensive market. Likewise with all ventures, some danger is unavoidable, including the deficiency of capital (Line Ravlo-Losvik, [whoswholegal.com](http://whoswholegal.com)).

the Norwegian business land exchange market had seen more than 100 exchanges (surpassing 50 million Norwegian kroner) with an all out exchange volume of 30 billion Norwegian kroner. Following quite a while of the fixing of money accessibility, the previous few months have shown an improvement in the obligation financing circumstance for generally safe, capital-escalated projects, however stays a test for lodging engineers. It is for the most part thought to be that the biggest net purchasers of business land will stay proficient property organizations just as syndicates and assets, while Norwegian assets, extra security organizations and property clients will be net sellers.<sup>8</sup> what's more, there has been an enormous number of exchanges with a property estimation of under 50 million Norwegian kroner. Over the previous year, one of every four deals had a net yield of 6% or less, less than 10% of deals had a yield of more than 8%, and the OBX Real Estate Index showed development of 8.31 per cent.<sup>9</sup> At the financial strategy meeting in December, Norge's Bank left its key arrangement rate unaltered at 1.5 percent. The new projection is presently a hang on the rate until 2015,

when it is relied upon to step by step increase.<sup>10</sup> Norges Bank has underlined that development possibilities for the Norwegian economy have, partially, debilitated. House costs have fairly declined as of late, while family obligation development stays high. Joblessness is still low, yet wage development might be fairly lower going on than was before anticipated. Simultaneously, the krone is more vulnerable than accepted. Shopper value expansion is additionally projected to be preferably lower over recently anticipated. Simultaneously, requests for lodging are strongly expanding in focal regions, and especially in the biggest urban areas, showing that right planning in the private lodging development market will be key later on.(<https://www2.deloitte.com/>)

the Norwegian business land exchange market had seen more than 100 exchanges (surpassing 50 million Norwegian kroner) with an all out exchange volume of 30 billion Norwegian kroner. Following quite a while of the fixing of money accessibility, the previous few months have shown an improvement in the obligation financing circumstance for generally safe, capital-escalated projects, however stays a test for lodging engineers. It is for the most part thought to be that the biggest net purchasers of business land will stay proficient property organizations just as syndicates and assets, while Norwegian assets, extra security organizations and property clients will be net sellers.<sup>8</sup> what's more, there has been an enormous number of exchanges with a property estimation of under 50 million Norwegian kroner. Over the previous year, one of every four deals had a net yield of 6% or less, less than 10% of deals had a yield of more than 8%, and the OBX Real Estate Index showed development of 8.31 per cent.<sup>9</sup> At the financial strategy meeting in December, Norges Bank left its key arrangement rate unaltered at 1.5 percent. The new projection is presently a hang on the rate until 2015, when it is relied upon to step by step increase.<sup>10</sup> Norges Bank has underlined that development possibilities for the Norwegian economy have, partially, debilitated. House costs have fairly declined as of late, while family obligation development stays high. Joblessness is still low, yet wage development might be fairly lower going on than was before anticipated. Simultaneously, the krone is more vulnerable than accepted. Shopper value expansion is additionally projected to be preferably lower over recently anticipated.

Simultaneously, requests for lodging are strongly expanding in focal regions, and especially in the biggest urban areas, showing that right planning in the private lodging development market will be key later on.

### Why invest in Norway

Norway has a business-friendly government that has worked towards making opening a business more and more efficient. Registering a business is a matter of days and meeting compliance requirements has become increasingly easy (<https://invinor.no/>).



Fig. 2.8. Time required to start a business days

Source: world Bank

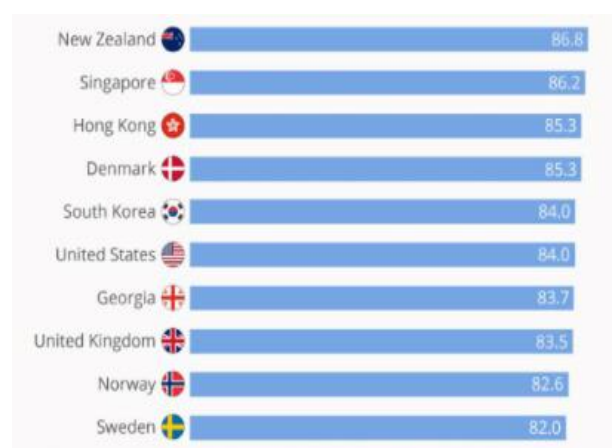


Fig. 2.9. The most resilient economy in the world

Source: 9th easiest country to do business

The nation is one of the nations with the most elevated buying power equality (PPP) per ca pita. With a little more than 5 million occupants, Norway's home-grown market is

little. The country's populace is, then again, a high-spending, exceptionally instructed one. It makes Norway both a fascinating business sector with regards to itself just as a brilliant proving ground for upmarket labour and products that will be carried out to the remainder of Scandinavia, the Baltic s and Western-Europe (<https://www.nordichq.com/why-norway/>).



Fig. 2. 10. Low corporate duty rate

Norway has one of the lower corporate personal expense rates in Western Europe. Norway has generally low close to home annual expense rates contrasted with the other Nordic nations. Notwithstanding mainstream thinking, the nation positions in the center section contrasted with other European nations as far as powerful taxation rate.

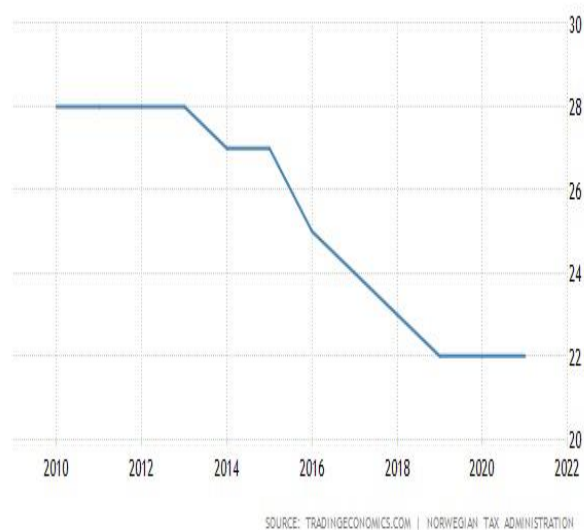


Fig. 2.11. European nations as far as powerful taxation rate.

Source:Tradingeconomics.com

Norway isn't only famous for its excellent scenes and superb Aurora Borealis yet in addition for the fascination it has become for unfamiliar financial backers with its extraordinary development rates in contrast with somewhere else in the Eurozone. Since the modern period, Norway has revealed amazing development rates and has acquired a

standing over its neighbors in the European district particularly in the grievous financial slumps.

The Nordic area is viewed as moving with regards to its monetary model that depicts a solid government assistance model and cheerful measurements. Furthermore, even now, it has been acquiring fascination for how well Nordic securities exchanges have been performing throughout the previous 50 years, particularly Norway, Denmark, and Sweden. ([www.tradingeconomics.com](http://www.tradingeconomics.com))

It comes as a stun to numerous that as indicated by contemplates, the Nordic district has been acquiring higher yearly returns throughout the previous 50 years than the US securities exchange. The US securities exchange conveys the fascination of the lion's share since it holds half of the world's securities exchange capitalization.

## CHAPTER 3

### DEVELOPMENT OF INTERNATIONAL INVESTMENT PROJECT IN NORWAY AND ASSESSMENT OF IT'S ATTRACTIVENESS

#### 3.1. Examination of the real estate and housing market in Oslo

We featured how the Nordic locale had performed firmly from an FDI point of view against a scenery of easing back FDI development saw across Europe in general. A year on, it is clear that the market has gotten harder. A blend of monetary and political vulnerability keeps on cutting down financial backer craving in Europe, and 2018 denoted the start of this pattern with FDI into Europe diminishing on a yearly premise the world finished 6,356 tasks in Europe a year ago a 4% yearly decrease from 2017. In the Nordics, this debilitating interest from unfamiliar financial backers additionally prompted a decrease in Nordic FDI volumes, stopping progressive long stretches of good development. In 2018, across Denmark, Finland, Norway, and Sweden, organizations dispatched 340 projects, 17% less contrasted and the earlier year. These 340 projects represented 5.3% of all European FDI projects started in 2018, down from 6.2% in 2017. While the features uncover a debilitated uncovers a blended picture among the individual Nordic countries. On the positive front, Finland beat the Nordic FDI leader board in 2018 by getting a record 194 ventures, up from 191 undertakings in the earlier year. While FDI development would seem to have slowed down in Finland, this ought to be seen in the setting that the nation additionally recorded a pinnacle year in 2017. Norway has a solid economy and empowering possibilities of advancement. The high-worth-added area of data and correspondence innovations is, for instance, all around created. The public area is efficient (around a sovereign asset in surplus that can mediate whenever in the economy) and the nation has an excellent framework. The labor force is profoundly talented, multilingual, and has one of the greatest buying powers on the planet. As can be seen from its eighth spot in the World Bank positioning of nations where it is simpler to work

together (Doing Business Norway), the business climate in Norway is exceptionally sure and stable. The banking and monetary areas just as the financial and lawful structure are likewise exceptionally powerful. The country's world of politics is majority rule, solid, and straightforward.

Validation of the venture project for the making of REAL ESTATE AND HOUSING, appraisal of the requirement for investment assets and recognizable proof of wellsprings of their association

Business visionaries draw up strategies for new dares to make different advertising, valuing, monetary, and different projections. Usually, however, their assessments bear little relationship to the real world. These creators contend that anticipating new ventures varies on a very basic level from getting ready for existing organizations, given the inalienable flimsiness of new businesses. How could supervisors dispatching new pursuits plan viably for the numerous questions they will experience? Recognizing achievements over the undertaking's life empowers organizers to both gains for a fact about the endeavor's feasibility and make changes in technique and objectives as vital. The creators depict ten average achievements that new organizations pass, including idea and item testing, first financing, market testing, creation fire up, and cutthroat responses.

3.1. Validation of the venture project for the making of real estate company, appraisal of the requirement for investment assets, and recognizable proof of wellsprings of their association

Average Lot Size:		20,614 sq ft
Average Finished Area:		2,311 sq ft
<b>I. Sale Price Breakdown</b>	<b>Average</b>	<b>Share of Price</b>
A. Finished Lot Cost (including financing cost)	\$67,551	21.7%
B. Total Construction Cost	\$184,125	59.3%
C. Financing Cost	\$6,669	2.1%
D. Overhead and General Expenses	\$16,306	5.2%
E. Marketing Cost	\$4,645	1.5%
F. Sales Commission	\$10,174	3.3%
G. Profit	\$21,148	6.8%
<b>Total Sales Price</b>	<b>\$310,619</b>	<b>100.0%</b>
<b>II. Construction Cost Breakdown</b>	<b>Average</b>	<b>Share of Construction Cost</b>
Building Permit Fees	\$3,107	1.7%
Impact Fee	\$2,850	1.5%
Water and Sewer Inspection	\$2,952	1.6%
Excavation, Foundation, and Backfill	\$17,034	9.3%
Steel	\$1,012	0.5%
Framing and Trusses	\$24,904	13.5%
Sheathing	\$2,142	1.2%
Windows	\$6,148	3.3%
Exterior Doors	\$2,150	1.2%
Interior Doors and Hardware	\$2,883	1.6%
Stairs	\$1,052	0.6%
Roof Shingles	\$5,256	2.9%
Siding	\$8,739	4.7%
Gutters and Downspouts	\$870	0.5%
Plumbing	\$10,990	6.0%
Electrical Wiring	\$8,034	4.4%
Lighting Fixtures	\$2,193	1.2%
HVAC	\$8,760	4.8%
Insulation	\$3,399	1.8%
Drywall	\$8,125	4.4%
Painting	\$6,005	3.3%
Cabinets and Countertops	\$10,395	5.6%
Appliances	\$3,619	2.0%
Tiles and Carpet	\$8,363	4.5%
Trim Material	\$3,736	2.0%
Landscaping and Sodding	\$6,491	3.5%
Wood Deck or Patio	\$1,918	1.0%
Asphalt Driveway	\$2,729	1.5%
Other	\$19,487	10.6%
<b>Total</b>	<b>\$184,125</b>	<b>100.0%</b>



## Home and Lot Size

Generally, a normal area in the NAHB study has would in the general move a similar way as in the Census Bureau's arrangement with slack and more extensive changes, as you would anticipate from the more modest example size.

As request disintegrated after the Great Recession. As the economy recuperated, it rose consistently and crested at 2,802 square feet in 2015. From that point forward, the normal area has moved to descend, dropping to 2,776 out of 2017 and 2,594 of every 2019 (Graph 1). Information from the Census Bureau substantiates this pattern: the normal size of all new homes topped in 2015 at 2,740 square feet yet has declined each year from that point forward The more modest area lately is proof that developers are moving toward the creation of more passage level homes to fulfill the need for more reasonable homes.

Starting there ahead, costs will join genuine meetings and some legal systems, both of them essential to investigate through peculiarities and obstacles during the time spent purchasing the working environment. Association selection of the association to suit our vision development. Furthermore, the costs will be required for rebuilding the working environment and put new materials and developments that can suit our business. Various requirements to start our step-by-step operational commitments consolidate the going with things, re-stamping, fixed, and accidental. To complete the work environment upgrades, it is critical to moreover get kitchen machines and stock. After these stages are cleared,

The accompanying piece of the cost will scout costs and advance publicizing costs. Full-scale adventure need will record to around \$184,125 for the fundamental year, and for the resulting year.

Calculation of working costs.

The work environment is by and by kicking and errands have begun truly so we can start to make unbelievable arrangements, so it is of farthest importance to discover pay employments.

In the obligations structures work like this put on the payment of an individual hole into two classes:

- paid by the owner
- Paid by a delegate.

Labourer Taxes are near and dear compensation (depends upon the yearly proportion of the pay, is paid yearly).

Yearly cost rates in Norway

yearly appraisal bunches for the 2020 cost year are according to the accompanying:  
Among charges paid by the agent are up close and personal individual obligation

It is in like manner basic to consolidate remuneration surges into thought – the total implying proportion of money committed a month to month to pay workers inspirations for nature of work, – to improve contention and nature of organization among the delegates. The cost for my workers is 18%. The fundamental game plans are to be given in the functioning agreement, so the agents will comprehend what the route toward getting the prize compensation is. With these conditions given, pay utilization are depended upon to separate as following during the three given years:

Table 3.1

#### 1 Year Monthly Salary Distribution

No	Position	Workers	Salary\$	Total salary \$	Taxes paid by the company\$	Total gross salary \$
1	2	3	4	5	6	7
1	Real estate managing broker	1	3000.00	3000.00	540.00	3540.00
2	Commercial real estate agent	2	1500.00	3000.00	540.00	3540.00
3	Real estate investor	4	2000.00	8000.00	1440.00	9440.00
4	Residential appraiser	2	1500.00	3000.00	540.00	3540.00
5	Commercial appraiser	4	1200.00	4,800.00	864.00	5664.00

6	Property manager	3	500.00	1,500	270.00	1770.00
7	Leasing consultant	4	1000.00	4000.00	720.00	4720.00
8	Commercial leasing manager			500	90.00	590.00
<b>Total</b>		<b>20</b>		<b>27,850.00</b>	<b>5,004.00</b>	<b>32,584.00</b>

During the principal year of activity, month to month pay consumption are to be disseminated between the necessary staff (20 individuals): Real estate managing broker(1),Commercial real estate agent(2),Real estate investor(4),Residential appraiser(2),Commercial appraiser(4),Property manager(3)Leasing consultant(4),

Commercial leasing manager Month to month consumption are relied upon to average about \$27,850.00, including \$500.00 to be spent on compensation charges. Expenses payable by the organization are \$5,004.00 adding to the complete compensation uses at the mark of \$32,584.

Table 3.2

#### 2 Year Monthly Salary Distribution.

No	Position					
		Workers	Salary€	Total salary €	Taxes paid by the company€	Total gross salary €
1	2	3	4	5	6	7
1	Real estate managing broker	1	3000.00	3000.00	540.00	3540.00
2	Commercial real estate agent	2	1500.00	3000.00	540.00	3540.00
3	Real estate investor	4	2000.00	8000.00	1440.00	9440.00
4	Residential appraiser	2	1500.00	3000.00	540.00	3540.00
5	Commercial appraiser	4	1200.00	4,800.00	864.00	5664.00
6	Property manager	5	500.00	2,5000	450.00	2950.00
7	Leasing consultant	4	1000.00	4000.00	720.00	4720.00

8	Commercial leasing manager			1000.00	90.00	1090.00
<b>Total</b>		<b>22</b>		<b>30,850.00</b>	<b>5,274.00</b>	<b>36,124.00</b>

During the principal year of activity, month to month pay consumption are to be disseminated between the necessary staff (22 individuals): Real estate managing broker(1),Commercial real estate agent(2),Real estate investor(4),Residential appraiser(2),Commercial appraiser(4),Property manager(5)Leasing consultant(4),

Commercial leasing Month to month consumptions are required to average about \$30,850.00, including \$1000.00 to be spent on compensation charges expanded. Charges payable by the organization are \$5,004.00 adding to the absolute compensation consumption at the mark of \$36,124.00.

Table 3.3

### 3 Year Monthly Salary Distribution.

No	Position					
		Workers	Salary€	Total salary €	Taxes paid by the company€	Total gross salary €
1	2	3	4	5	6	7
1	Real estate managing broker	1	3000.00	3000.00	540.00	3540.00
2	Commercial real estate agent	4	1500.00	6000.00	1080.00	7080.00
3	Real estate investor	4	2000.00	8000.00	1440.00	9440.00
4	Residential appraiser	2	1500.00	3000.00	540.00	3540.00
5	Commercial appraiser	4	1200.00	4,800.00	864.00	5664.00
6	Property manager	5	500.00	2,5000	450.00	2950.00

7	Leasing consultant	6	1000.00	6000.00	1080.00	7080.00
8	Commercial leasing manager			1000.00	360.00	2360.00
<b>Total</b>		<b>26</b>		<b>35,300.00</b>	<b>6,354.00</b>	<b>41,654.00</b>

During the principal year of activity, month to month pay consumption are to be disseminated between the necessary staff (26 individuals): Real estate managing broker(1),Commercial real estate agent(4),Real estate investor(4),Residential appraiser(2),Commercial appraiser(4),Property manager(5)Leasing consultant(6),

Commercial leasing Month to month consumption are relied upon to average about \$35,300.00, including \$2000.00 to be spent on compensation charges expanded. Assessments payable by the organization are \$6,354.00 adding to the complete compensation consumption at the mark of \$41,654.00.

Various utilization, along these lines, is to be detached into four crucial classes: organizations (water supply, power), food hotpots (for workers), and various expenses (different, fixed, Internet, security, etc), and events. Events use may exist or may be missing. Month to month entire is given so the utilization is scattered consistently – all of the figures conveyed in Table 3.4.

Table 3.4

Other monthly expenditures.

No	Name of expenditure	1 year	2 year	3 year
1	2	3	4	5
1	Services(water, electricity	\$2000.00	\$3000.00	\$4000.00
2	Food	\$1000.00	\$2000.00	\$3000.00
3	Security	\$250.00	\$500.00	\$750.00
4	Others	\$500.00	\$750.00	\$1000.00
<b>Total</b>		<b>\$3750.00</b>	<b>\$6250.00</b>	<b>\$8750.00</b>

All through the three years of execution of the speculation project, the aggregate sum of different uses will progressively increment from \$3,750.00 in the main year to \$6,250.00 in the second and will ultimately arrive at the pinnacle of \$8,750 with all sums communicated each one month.

The subsequent stage is to summarize every one of the consumption and infer all out costs each every time of execution. Along these lines, total expenditure are as following:

Table 3.5

Total expenditures.

	Salary Expenditure €		Other expenditure €		Total€
	Monthly	Annually	Monthly	Annually	
1	2	3	4	5	6
<b>1 year</b>	32,584.00	391,008.00	3,750.00	45,000.00	436,008.00
<b>2 year</b>	36,124.00	385,488.00	6,250.00	75,000.00	460,488.00
<b>3year</b>	41,654.00	499,848.80	8,750.00	105,000.00	604,848.00

For the main year, all out consumption's are to be \$ 436,008.00, month to month uses at \$ 36,334.00. For the subsequent year, all out uses are to be \$ 460,488.00, month to month uses at \$ 42,374.00; for the third year, all out uses are to be \$ 604,848.00, month to month consumptions at \$50,404.00

This summarizes the segment of figuring costs for the undertaking

Break-even point calculation

The accompanying thing for thought is deriving the earn back the original investment point makes back the underlying speculation feature appreciates what expenses to set to meet the truth of the endeavor. To figure the procure back the first speculation point, it is required to fuse obligations into the base need of gains, thus pay troubles that are currently merged in the supreme expenses. The single obligation to consolidate, regardless, is the 15% VAT rate in Norway, which applies if the restriction of \$ 6,574.70 is crushed each year, which is the circumstance in any way. The organization charge is 28%, all of the assessments presented in the Table:

Table 3.6

## Expenditures (monthly)

Year	Expenditures (monthly)	Calculation	Daily minimum, \$/day
1	2	3	4
Year 1	\$ 36,334.00	1st month: $36,334.00 / 30 = 1211.13$ 2nd month: $46,248.00^* / 30 = 1,412.47$ $*(36,334.00 \times 2 - 6,574.70 + 15\%) + 36,334.00 = 9,914 + 27,661.85 = 46,248.00$ after 3rd: $(36,334.00 + 15.00\%) / 30 = 1,392.80$	1211.13 1,541.60 1,392.80 Average: 1,380.00
Year 2	\$42,374.00	$42,374.00 + 15.00\% / 30 = 1,623.300$	1,623.30
Year 3	\$50,404.00	$\$50,404.00 + 15.00\% / 30 = 1932.00$	1932.00

The principal year month-to-month consumption are set to be \$ 36,334.00, both compensation and different uses. To discover the make back the initial investment point, it is important to think about tax assessment on turnover: Norway has first \$ 6,574.70 to be exposed distinctly to corporate duty, while turnover that surpasses the worth of \$ 6,574.70 is to be burdened by the worth-added charge, what separates the computation of making back the initial investment point into two sections: before the \$ 6,574.70 cutoff and after. From that point onward, we get three outcomes: for the principal month, for the subsequent one, and for the rest ten months: from these three we determine the normal everyday necessity to procure to equal the initial investment between monetary streams in the undertaking, for the primary year the equal the initial investment point each day is \$ 1,380.00. With the expansion in both compensation and different costs, the make back the initial investment point for the subsequent year increments to \$ 1,623.300 each day, and tops at \$1932.00per day during the third year.

## Estimating revenues

The following regulation – estimation succession will take the course to

incomes – expected salaries. For the explanation of ampleness of additional estimation, the initial step will require reproduction of full limit – business working at its conceivable most extreme. It is important to isolate the cost per room into areas, in light

of the fact that the client once in a while would pay for the actual room, yet for the administrations remembered for the cost. Into the Table are incorporated essential administrations that can be given toward the beginning of the task. Now, obviously the equal the initial investment point is very reachable, and accordingly the estimations may continue further.

Table 3.7

N o	Name of service rendered	Year 1		Year 2		Year 3	
		Price \$	Total \$	Price \$	Total \$	Price \$	Total \$
1	2	3	4	5	6	7	8
1	rent property	10.00	300.00	20.00	600.00	30.00	900.00
2	potential buyers and renters	30.00	900.00	60.00	1800.00	90.00	2700.00
3	negotiations between buyers and sellers	150.00	4500.00	300.00	9000.00	450.00	13,500.00
4	sale properties	60.00	1800.00	90.00	2700.00	120.00	3,600.00
5	purchase offers to sellers	20.00	600.00	40.00	1200.00	60.00	1,800.00
6	open houses	15.00	450.00	30.00	900.00	45.00	1,350.00
7	rental agreements	40.00	1,200.00	80.00	2400.00	120.00	3,600.00
8	location, features, square footage	10.00	300.00	20.00	600.00	30.00	900.00
9	prices and mortgages	25.00	750.00	50.00	1500.00	75.00	2250.00
10	real estate license	10.00	300.00	20.00	600.00	30.00	900.00
	<b>Total</b>	<b>370.00</b>	<b>11,100.00</b>	<b>710.00</b>	<b>21,300.00</b>	<b>1,050.00</b>	<b>31,500.00</b>
	<b>Total</b>	<b>11,100.00</b>	<b>333,000.00</b>	<b>21,300.00</b>	<b>639,000.00</b>	<b>31,500.00</b>	<b>945,000.00</b>
	<b>Total</b>	<b>133,000.00</b>	<b>3,996,000.00</b>	<b>255,600.00</b>	<b>7,668,000.00</b>	<b>378,000.00</b>	<b>11,340,000</b>

Ordinary pay, \$ 333,000.00 month-to-month pay, and a yearly constraint of \$ 3,996,000.00 in the fundamental year of action. In the second year of movement step



by step most limit additions to \$ 21,300.00, month to month most noteworthy ricochets up to \$ 639,000.00, and complete most limit pay is depended upon to reach \$ 7,668,000.00. Likewise, to close, the third-year step by step most limit is depended upon to be \$ 31,500.00, month to month entirety coming to \$ 945,000.00, and adding up to at the sign of \$ 11,340,000.00.

Table 3.8

Averaging Revenues

Name	First year	Second year	Third year
	<b>Maximum estimation</b>		
1	2	3	4
Real Estate Revenue	\$333.000.00	\$639,000.00	\$945.000.00
<b>Break even estimation</b>			
Earnings estimation daily	\$1,380.00	\$1623.30	\$1,932.00
Earnings estimation monthly	\$41,400.00	\$48,699.00	€57,960.00
<b>Average estimation</b>			
Average earnings daily	\$187,200.00	\$343,849.50	\$595,287.50
Average earnings annually	€1,166,400.00	€2,430,360.00	€2,946,900.00

Table 3.9

Investment effectiveness

Profile	First year	Second year	Third year
1	2	3	4
Revenue	\$3,996,000.00	\$7,668,000.00	\$11,340,000
Expenditure	\$436,008.00	\$460,488.00	\$604,848.00
VAT 15%	\$599,400	\$1,150,200.00	\$1,701,000.00
Profit before earnings	\$3,559,992.00	\$7,207,512.00	\$10,735,152.00
Tax 28%	\$999,797.76	\$2,018,103.36	\$3,175,200.00
<b>Net income</b>	\$1,960,794.24	\$ 4,039,208.64	\$5,858,952.00

### 3.3. Estimated income calculations and assessment of the economic attractiveness of the investment project

Ensuing to finding out broad compensation, it is imperative to review if the venture project is beneficial or not. For that point, it is critical to find the markdown rate, at which speculation wellsprings of data and returns will be adjusted thinking about the course of time.

Year	Inflation rate
------	----------------

2019	2.17%
------	-------

2020	1.4%
------	------

2021	3.3%
------	------

After the calculation, the discount rate is as following:

$$i = 1.0462 \times 1.0413 \times 1.0243 - 1 = 0.116$$

Over the three years of implementation of the project, the discount rate is expected to change as following:

$$1 + i_1 = 1.116$$

$$1 + i_2 = 1.116^2 = 1.25$$

$$1 + i_3 = 1.116^3 = 1.39$$

The next step is to calculate discounted outflow, what is done in three steps:

1) Discounted outflow for the first year: \$ 558,691.77

$$DCF1 = 623,500.00 / 1.116 = 558,691.77$$

2) Discounted outflow for the second year: \$ 60,800

$$DCF2 = 76,000 / 1.25 = 60,800$$

3) Total discounted outflow: € 3,176,664.15

$$DCFT = 558,691.77 + 60,800 = 619,791.77$$

After that, consider all inflows – net income that is not redistributed into production but is going to undergo the repatriation procedure

1) Discounted inflow for the first year: \$ 1,669,134.88

$$DCF1 = (1,960,794.24 - 5\%) / 1.116 = 1,862,754.53 / 1.116 = 1,669,134.88$$

2) Discounted inflow for the second year: \$ 1,633,383.65

$$DCF2 = (4,039,208.64 - 5\%) / 1.25 = 3,837,248.21 / 1.25 = 3,069,798.57$$

Discounted inflow for the third year: \$ 1,878,009.00

$$DCF3 = (5,858,952.00 - 5\%) / 1.39 = 5,566,004.40 / 1.39 = 4,004,319.71$$

4) Total discounted inflow: \$ 4,183,607.15

$$DCFT = 1,669,134.88 + 3,069,798.57 + 4,004,319.71 = 8,743,253.16$$

The subsequent stage is to ascertain pointers to evaluate the engaging quality of the worldwide venture project. Beginning from figuring the Net Present Value which is the distinction between the limited inflow and surge, at that point Profitability Index which is the aftereffect of isolating the limited inflow by the limited outpouring, and computation of the Payback Period which is the consequence of separating the limited outpouring by normal yearly pay ( as per teacher Zadoya,

$$\text{Net Present Value} = 8,743,253.16 - 619,791.77 = 8,123,461.39$$

$$\text{Profitability Index} = 8,743,253.16 / 619,791.77 = 14.17$$

$$\text{Payback Period} = 619,791.77 / (8,743,253.16 / 3) = 619,791.77 / 2,914,417.72 = 0.21$$

years = roughly 4 – 5 months.

From obtained results, the following conclusions can be made: Net Present Value

Exceeds zero, so the project should be considered in any case, it is profitable. The profitability index is greater than one, what also confirms profitability. Payback period is less than three years, what meets the requirement.

## CONCLUSIONS AND PROPOSALS

Purchasing a property anyplace on the planet can be an unpleasant interaction, however, on the off chance that you get your work done and find out about the intricate details of the exchange by utilizing the assets accessible to you on this site, it tends to be a vastly improved encounter for you and your family. Continuously make sure to survey a property's area, close by conveniences, vicinity to work, attractions, market insights, and the local area's well being. You'll most likely possess the property for at any rate 5 years, and those subtleties you neglect today could cause issues down the road for you later on. Get pr-qualified for a home loan almost immediately so you can be prepared to make an engaging offer when you track down the perfect home. Being readied and ready to introduce an offer will be important in the event that you end up tracking down the ideal property sooner than you had anticipated. Get a Realtor who can truly instruct on each progression concerning the cycle, you will love it. Having an expert close by to help you through the various phases of the home purchasing interaction can end up being vital during any land exchange. Try not to leave this urgent advance for the last moment as it might imperil your odds of getting an incredible arrangement on the perfect property. Recollect that it's not generally a savvy move to work with the specialist addressing the dealer. Working with your own purchaser's representative will not set you back anymore, and being all-around addressed is beyond value. Gain proficiency with the purchasing interaction and avoid any astonishment during the exchange. Understanding what your end expenses might be and what possibilities are securing you all through the arrangement can help you fly through the land exchange like a professional. Recall that we are a land master around there and we couldn't imagine anything better than to assist you with your property search. Good luck and glad house chasing.

At the point when I asked myself what I would have been the point at which I got more established, I had no answer. This caused me to understand that I needed to settle on a choice and I needed to make one quick. A space of study I have consistently been keen on is business. My fantasies as a kid have consistently been to turn into the proprietor of a business. Working for a business would be fascinating, however possessing one

would be really satisfying. I would have the option to grow my creative mind by concocting novel thoughts and control the organization in general. I love planning and making various things that satisfy individuals, and on the off chance that one day I turned into a proprietor of an organization that created items that fulfilled individuals, that would satisfy me. Prior to my examination, I imagined that I definitely understood what it took to have a vocation in the business world. I found that there are numerous destinations that I need to defeat prior to beginning my vocation. By doing my examination, I have reached the determination that possessing a business isn't for me. I have tracked down another affection for the land and all that it has to bring to the table, vocation is shrewd. A Realtor would be the ideal occupation for me. A specialist's principal obligation is to help a customer during the time spent purchasing, selling, leasing, or renting a piece of land.

The land is an exceptionally large framework consistently numerous individuals are purchasing, selling, or leasing property all over the city just to track down the ideal property to purchase or lease they search a ton except if they track down the correct one. For this inquiry, they visit numerous specialists and individuals because of which it requires some investment similarly selling property is likewise difficult these days you need to do the legitimate method of advising the specialists that you need to sell your property disclose to them your ideal cost and terms and afterward they advise you to stand by until a purchaser comes as per their demand. The same methodology applies for leasing you tell the specialist your interest what kind of property you need, in which area or territory, and at what month to month lease and different necessities

The land is property including area and structures. Land additionally called realty. It tends to be ordered into three primary gatherings. The main gathering is private, it is intended for individuals to live, instances of private land incorporate houses, townhouses, and condos. The subsequent gathering is business, the organizations ordinarily consume it for rent space, instances of business land are places of business, distribution centers, and retail location structures. The last gathering is mechanical, it is utilized for working areas like assembling and creation, for instance of modern land is processing plants, ranches, and mines. Bond is a sort of safety and obligation instrument made for raising

capital. At that point, the national government allowed and offered land to private proprietors for their own utilization and reason. This condition proceeds as the nation extended toward the west, the Homestead Acts is significant and complete to the general public, which empowered the private responsibility for States land in return for improving and building up the land. The land business creates from an agrarian culture to a modern one during the change of the Industrial Revolution. After numerous years, the requirement for land exchanges expanded when the urban areas become grown like places of business, lodgings, and eateries, shopping complexes, private lodging blasts, and numerous sections expected to create, sell and oversee. In a brief time frame, the never-ending suburbia would make the requirement for rural areas, lodgings, town focuses, lastly is organizations. These days, in the economy, the land business of the United States is quite possibly the most rewarding area and it continues delivering openings for intrigued and propelled people.

## REFERENCES

1. Gwartney, J., Robert A. Lawson, R., Joshua C. Hall, J., Ryan Murphy, R. and Robbie Butler, R., 2016. INDEX OF Economic freedom. [online] Heritage org/index. Available at: <<https://www.heritage.org/index/country/norway>>
2. Jonathon W, M., 2005.*The Economic History of Norway*. [online] EH,NET. Available at: <<https://eh.net/encyclopedia/the-economic-history-of-norway/>>
3. Nikel, D., 2018.*A Brief History of Norway*. [online] lifeinnorway.net. Available at: <<https://www.lifeinnorway.net/history-of-norway/>>
4. williams, T. and Turton, V., 2021.*NORWAY GDP*. [online] tradingeconomics.com. Available at: <<https://tradingeconomics.com/norway/gdp>>
5. Beardsley, A., 2021.*Norway's Geography and Economy*. [online] ivypanda.com. Available at: <<https://ivypanda.com/essays/norway/#ivy-csf-section>>
6. Amadeo, K., 2021.*What Is Inflation?*. [online] thebalance.com. Available at: <<https://www.thebalance.com/what-is-inflation-357610>>

7. Mauro F., G. and ADRIAN, T., 2021.*NORWAY: ECONOMIC AND POLITICAL OUTLINE*. [online] santandertrade. Available at: <<https://santandertrade.com/en/portal/analyse-markets/norway/economic-political-outline>>
8. eiendomnorge.no. 2019.Real estate Norway. [online] Available at: <<https://eiendomnorge.no/blog/why-do-the-price-indices-from-real-estate-norway-and-statistics-norway-vary-article1459-944.html>>
9. REAL ESTATE TRANSACTIONS IN NORWAY. [online] Available at: <<https://www.selmer.no/read/introduction-to-real-estate-transactions-in-norway>>
10. Ravlo-Losvik, L., 2019.Norwegian Real Estate Investments – A Safe Harbour?. [online] Whoswholegal.com. Available at: <<https://whoswholegal.com/features/norwegian-real-estate-investments--a-safe-harbour>>
11. Framstad, T. and Sæter Langeland, E., 2021.Buying and Selling Real Estate in Norway. [online] Jdsupra.com. Available at: <<https://www.jdsupra.com/legalnews/buying-and-selling-real-estate-in-norway-7197452/>>
- 12.Jdsupra.com. n.d.Buying and Selling Real Estate in Norway. [online] Available at: <<https://www.jdsupra.com/post/fileServer.aspx?fName=479e50fb-389f-4d49-ae0f-66f8bbe52ea3.pdf>>
- 13.Delmendo, L., 2021.Norway's housing market stronger. [online] Globalpropertyguide.com. Available at: <<https://www.globalpropertyguide.com/Europe/Norway/Price-History>>
15. Regjeringen.no. n.d.*Long-term perspectives for the Norwegian economy*. [online] Available at: <[https://www.regjeringen.no/globalassets/upload/fin/perspektiv\\_2009/engelsk\\_persp.pdf](https://www.regjeringen.no/globalassets/upload/fin/perspektiv_2009/engelsk_persp.pdf)>
16. International Organization for Migration. n.d.*Norway*. [online] Available at: <<https://www.iom.int/countries/norway>>

17. Mette Ødegård, A., 2020. *Labour Migration to Norway*. [online] Fes.de. Available at: <<https://www.fes.de/en/displacement-migration-integration/article-page-flight-migration-integration/labour-migration-to-norway>>
18. Acosta, P. and Addison, J., 2018. *The labor market in Norway*. [online] wol.iza. Available at: <<https://wol.iza.org/articles/the-labor-market-in-norway/long>>
19. En.wikipedia.org. n.d. *List of World Heritage Sites in Norway - Wikipedia*. [online] Available at:  
20. <[https://en.wikipedia.org/wiki/List\\_of\\_World\\_Heritage\\_Sites\\_in\\_Norway](https://en.wikipedia.org/wiki/List_of_World_Heritage_Sites_in_Norway)>
21. Helgebostad, M., 2021. *List of World Heritage Sites in Norway*. [online] Assets.simpleviewcms.com. Available at: 22.  
22. <[https://assets.simpleviewcms.com/simpleview/image/upload/v1/clients/norway/Key\\_Figures\\_2017\\_pages\\_9b3f82d5\\_43f4\\_4fe9\\_968c\\_7a85a36704b2\\_ed2d345f-e93b-410c-9fee-6c349da8eff0.pdf](https://assets.simpleviewcms.com/simpleview/image/upload/v1/clients/norway/Key_Figures_2017_pages_9b3f82d5_43f4_4fe9_968c_7a85a36704b2_ed2d345f-e93b-410c-9fee-6c349da8eff0.pdf)>
23. Oecd.org. 2017. *TRADE AND INVESTMENT STATISTICAL NOTE*. [online] Available at: <<https://www.oecd.org/investment/NORWAY-trade-investment-statistical-country-note.pdf>>
24. santandertrade.com. 2021. *NORWAY: FOREIGN INVESTMENT*. [online] Available at: <<https://santandertrade.com/en/portal/establish-overseas/norway/foreign-investment>>
25. Farrell, D., 2020. *Norway - Investment Climate Statement*. [online] International Trade Administration | Trade.gov. Available at: <<https://www.trade.gov/knowledge-product/norway-executive-summary>>
26. United States Department of State. n.d. *Norway - United States Department of State*. [online] Available at: <<https://www.state.gov/reports/2020-investment-climate-statements/norway/>>
27. Carlosandteam.com. n.d. *Real Estate Home Buyer's Guide - Conclusion*. [online] Available at: <<http://www.carlosandteam.com/real-estate-home-buyers-guide-conclusion.php>>



28. Lichtig, T. and Aslanyan, A., 2013. *What are investment climate and governance?*. [online] Ebrd.com. Available at: <<https://www.ebrd.com/what-we-do/sectors-and-topics/investment-climate-governance.html>>
29. Smith, W. and Driemeier, M., 2005. *Understanding the Investment Climate*. [online] imf.org. Available at: <[https://www.researchgate.net/publication/292012267\\_Understanding\\_the\\_investment\\_climate](https://www.researchgate.net/publication/292012267_Understanding_the_investment_climate)>
31. Olson, G. and Smith, C., 2020. *Norway - United States Department of State*. [online] United States Department of State. Available at: <<https://www.state.gov/reports/2020-investment-climate-statements/norway/>>.
32. SANTANDER, S., 2020. *NORWAY: FOREIGN INVESTMENT*. [online] santandertrade. Available at: <<https://santandertrade.com/en/portal/establish-overseas/norway/foreign-investment>>
33. minister, T., 2008. *The Government's Ownership Policy*. [online] Regjeringen.no. Available at: <[https://www.regjeringen.no/globalassets/upload/nhd/statenseierberetning/pdf/engelsk/the\\_governments\\_ownership\\_policy\\_2008.pdf](https://www.regjeringen.no/globalassets/upload/nhd/statenseierberetning/pdf/engelsk/the_governments_ownership_policy_2008.pdf)>
34. Egseth, E. and Marie Nybø, M., n.d. *PUBLIC PROCUREMENT IN NORWAY*. [online] Nordialaw.com. Available at: <<https://nordialaw.com/globalassets/news/2018-09-september/aone-minute-guide-to-public-procurement-in-norway.pdf>>
35. Altinn.no. n.d. *What does an employee cost?*. [online] Available at: <<https://www.altinn.no/en/start-and-run-business/working-conditions/employment/what-does-an-employee-cost/>>
36. Stotz, J., 2021. *Average and Minimum Salary in Oslo, Norway*. [online] Check in Price. Available at: <<https://checkinprice.com/average-minimum-salary-in-oslo-norway/#:~:text=Most%20economic%20sectors%20in%20Norway,or%2021.80%20USD%20per%20hour.>>

37. Averagesalarysurvey.com. n.d.Norway | Average Salary Survey 2021.[online]Availableat:<<https://www.averagesalarysurvey.com/norway>>
38. Salaryexplorer.com. n.d.Average Salary in Norway 2021 - The Complete Guide. [online] Available at: <<http://www.salaryexplorer.com/salary-survey.php?loc=162&loctype=1>> [Accessed 21 April 2021].
39. Tax Foundation. n.dHow Do Taxes in Norway Compare?. [online] Available at: <<https://taxfoundation.org/country/norway/>>
40. Tradingeconomics.com. n.d.Norway Interest Rate | 1991-2021 Data | 2022-2023 Forecast | Calendar | Historical. [online] Available at: <<https://tradingeconomics.com/norway/interest-rate>> .
41. Mucha, M. and Pamuła,, H., 2021.Discount Calculator - Find Out the Sale Price. [online] Omnicalculator.com. Available at: <<https://www.omnicalculator.com/finance/discount>>
45. Andersson, L., 2019.Nordics Attractiveness Survey. [online] Assets.ey.com. Available at: <[https://assets.ey.com/content/dam/ey-sites/ey-com/no\\_no/topics/attractiveness/ey-nordics-attractiveness-survey-20191.pdf](https://assets.ey.com/content/dam/ey-sites/ey-com/no_no/topics/attractiveness/ey-nordics-attractiveness-survey-20191.pdf)>
46. santandertrade. n.d.NORWAY: FOREIGN INVESTMENT. [online] Available at: <<https://santandertrade.com/en/portal/establish-overseas/norway/foreign-investment>>
47. En.wikipedia.org. n.d.Real estate appraisal - Wikipedia. [online] Available at: <[https://en.wikipedia.org/wiki/Real\\_estate\\_appraisal](https://en.wikipedia.org/wiki/Real_estate_appraisal)>
48. Block, Z. and MacMillan, I., n.d.Milestones for Successful Venture Planning. [online] Harvard Business Review. Available at: <<https://hbr.org/1985/09/milestones-for-successful-venture-planning>>
49. Lichtig, T. and Aslanyan, A., 2013.*What are investment climate and governance?*. Ebrd.com/www.ebrd.com/what-we-do/sectors-and-topics/investment-climate.

50. Smith, W. and Driemeier, M., 2005. Understanding the Investment Climate. [imf.org. www.researchgate.net/publication/292012267\\_Understanding\\_the\\_investment\\_climate](https://www.imf.org/external/pubs/ft/2005/001/understanding-the-investment-climate).

Olson, G. and Smith, C., 2020. *Norway – United States Department of State*. United States Department of State. [www.state.gov/reports/2020-investment-climate-statements/norway](https://www.state.gov/reports/2020-investment-climate-statements/norway).

SANTANDER, S., 2020. NORWAY: FOREIGN INVESTMENT. [santandertrade.com/en/portal/establish-overseas/norway/foreign-investment](https://santandertrade.com/en/portal/establish-overseas/norway/foreign-investment).

51. minister, T., 2008. The Government's Ownership Policy. [Regjeringen.no. www.regjeringen.no/globalassets/upload/nhd/statenseierberetning/pdf/engelsk/the\\_governments\\_ownership\\_policy\\_2008.pdf](https://www.regjeringen.no/globalassets/upload/nhd/statenseierberetning/pdf/engelsk/the_governments_ownership_policy_2008.pdf).

52. Egseth, E. and Marie Nybø, M., n.d. PUBLIC PROCUREMENT IN NORWAY. [Nordialaw.com. nordialaw.com/globalassets/news/2018-09-september/a-one-minute-guide-to-public-procurement-in-norway.pdf](https://nordialaw.com/globalassets/news/2018-09-september/a-one-minute-guide-to-public-procurement-in-norway.pdf).

53. Altinn.no. n.d. What does an employee cost?. [www.altinn.no/en/start-and-run-business/working-conditions/employment/what-does-an-employee-cost/](https://www.altinn.no/en/start-and-run-business/working-conditions/employment/what-does-an-employee-cost/)

54. Stotz, J., 2021. Average and Minimum Salary in Oslo, Norway. [checkinprice.com. average-minimum-salary-in-oslo-norway](https://checkinprice.com/average-minimum-salary-in-oslo-norway).

55. Averagesalarysurvey.com. n.d. Norway | Average Salary Survey 2021. [www.averagesalarysurvey.com/norway](https://www.averagesalarysurvey.com/norway).

56. Salaryexplorer.com. n.d. Average Salary in Norway 2021 - The Complete Guide. [www.salaryexplorer.com/salary-survey.p](https://www.salaryexplorer.com/salary-survey.p)

57. Tax Foundation. n.d. How Do Taxes in Norway Compare? [taxfoundation.org/country/norway](https://taxfoundation.org/country/norway).

58. Tradingeconomics.com. n.d. Norway Interest Rate | 1991-2021 Data | 2022-2023 Forecast | Calendar | Historical. [tradingeconomics.com/norway](https://tradingeconomics.com/norway).

59. Mucha, M. and Pamuła, H., 2021. Discount Calculator - Find Out the Sale Price. [online] Omnicalculator.com. [www.omnicalculator.com/finance/discount](https://www.omnicalculator.com/finance/discount).

60. Worlddata.info. n.d.Inflation rates in Norway.  
[www.worlddata.info/europe/norway/inflation-rates](http://www.worlddata.info/europe/norway/inflation-rates).

61. DiLallo, M., 2019.How to Read a REIT Report. [online] Millionacres. Available at: <https://www.fool.com/millionacres/real-estate-investing/reits/how-read-reit-report/> .

62. <https://www.chegg.com/>. n.d.Question: My Apologies: I Need A Statement Of Cash Flow (the Information Provided Is To Prepare The Statement Of Cash Flow) Balance Sheet For 2016 Is Below: Please Prepare A Statement Of Cash Flows The 2015 Balance Sheet Of The Stark Industries Is Attached. During 2016, The Following Events Occurred. 1. On January 10, Sell Merchandise On Account To Rayms \$9,800 .... [online] Available at: <https://www.chegg.com/homework-help/questions-and-answers/apologies-need-statement-cash-flow-information-provided-prepare-statement-cash-flow-balance-q18383924#question-transcript> [

63. Companyformationnorway.com. n.d.Set Up a Real Estate BusinessinNorway.[online]Availableat:<<https://www.companyformationnorway.com/set-up-a-real-estate-business-in-norway>>

64. Forskningsradet.no. n.d.Calculating payroll and indirect expenses.[online]Availableat:<<https://www.forskningsradet.no/en/apply-for-funding/Budget/what-to-enter-in-the-project-budget/calculating-payroll-indirect-expenses/>>

65. Nordeatrade. n.d.Foreign direct investment (FDI) in Norway. [online]Availableat:<<https://www.nordeatrade.com/fi/explore-new-market/norway/investment>>

66.State.gov. 2019.2019 Investment Climate Statements: Norway. [online] Available at: <https://www.state.gov/reports/2019-investment-climate-statements/norway/>>

67. Theglobaleconomy. n.d.Foreign Direct Investment, percent of GDP.[online]Availableat:<[https://www.theglobaleconomy.com/Norway/Foreign\\_Direct\\_Investment/](https://www.theglobaleconomy.com/Norway/Foreign_Direct_Investment/)>

68. NordicHQ. n.d. Why invest in Norway? • NordicHQ. [online] Available at:  
<<https://www.nordichq.com/why-norway/>>

69. RATionalthinking.net. 2021. Why invest in Norway. [online] Available at:  
<<https://rationalthinking.net/why-invest-in-norway/>>