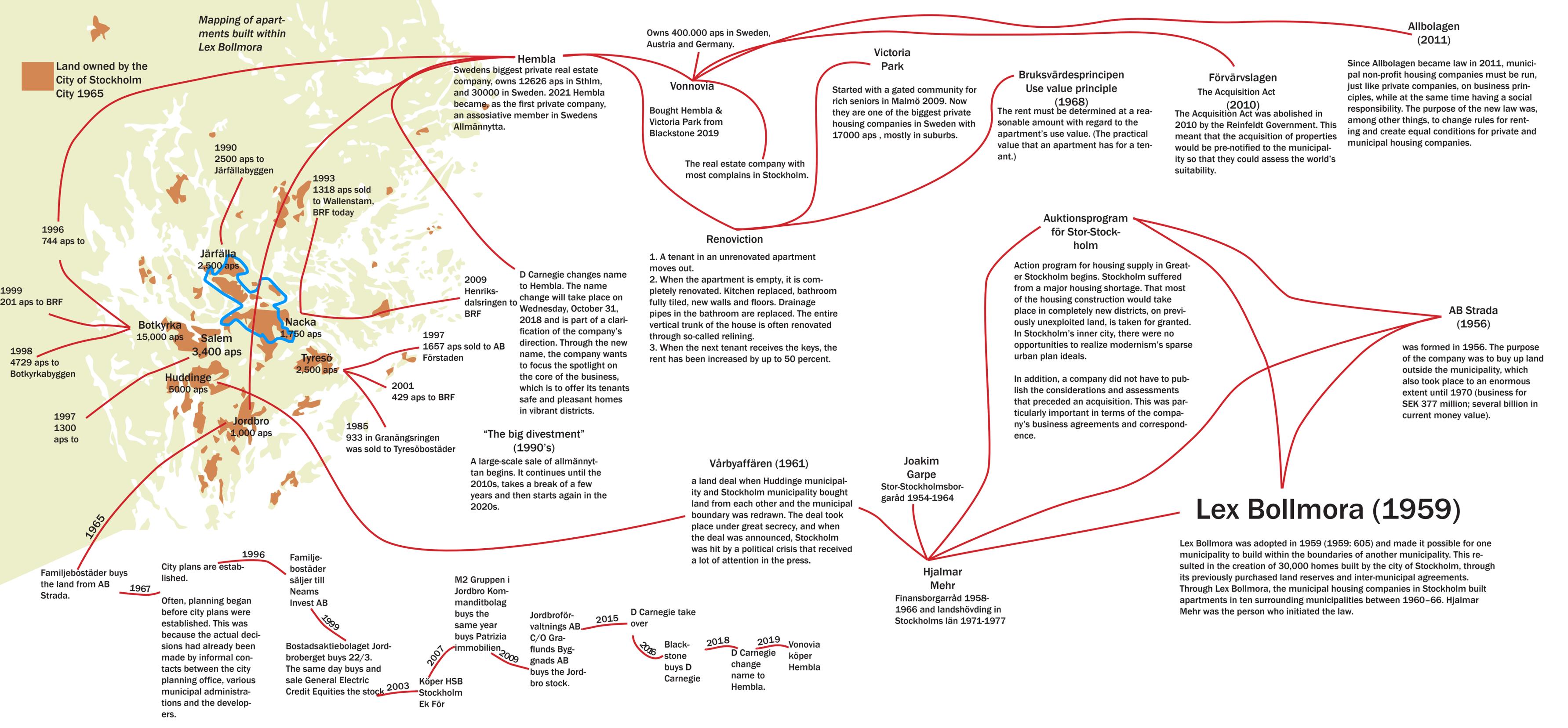


Mapping of apartments built within Lex Bollmora

Land owned by the City of Stockholm City 1965



1990  
2500 aps to Järfällabyggen

1993  
1318 aps sold to Wallenstam, BRF today

1996  
744 aps to

Järfälla  
2,500 aps

Nacka  
1,750 aps

1999  
201 aps to BRF

Botkyrka  
15,000 aps

Salem  
3,400 aps

Tyresö  
2,500 aps

1998  
4729 aps to Botkyrkabyggen

Huddinge  
5000 aps

Jordbro  
1,000 aps

1985  
933 in Granängsringen was sold to Tyresöbostäder

2001  
429 aps to BRF

1997  
1657 aps sold to AB Förstaden

2009  
Henriksdalsringen to BRF

D Carnegie changes name to Hembla. The name change will take place on Wednesday, October 31, 2018 and is part of a clarification of the company's direction. Through the new name, the company wants to focus the spotlight on the core of the business, which is to offer its tenants safe and pleasant homes in vibrant districts.

"The big divestment" (1990's)

A large-scale sale of allmännytta begins. It continues until the 2010s, takes a break of a few years and then starts again in the 2020s.

**Renoviction**  
1. A tenant in an unrenovated apartment moves out.  
2. When the apartment is empty, it is completely renovated. Kitchen replaced, bathroom fully tiled, new walls and floors. Drainage pipes in the bathroom are replaced. The entire vertical trunk of the house is often renovated through so-called relining.  
3. When the next tenant receives the keys, the rent has been increased by up to 50 percent.

**Vårbyaffären (1961)**  
a land deal when Huddinge municipality and Stockholm municipality bought land from each other and the municipal boundary was redrawn. The deal took place under great secrecy, and when the deal was announced, Stockholm was hit by a political crisis that received a lot of attention in the press.

Owns 400.000 aps in Sweden, Austria and Germany.

**Vonovia**

Bought Hembla & Victoria Park from Blackstone 2019

The real estate company with most complains in Stockholm.

**Victoria Park**

Started with a gated community for rich seniors in Malmö 2009. Now they are one of the biggest private housing companies in Sweden with 17000 aps, mostly in suburbs.

**Bruksvärdesprincipen Use value principle (1968)**

The rent must be determined at a reasonable amount with regard to the apartment's use value. (The practical value that an apartment has for a tenant.)

**Förvärvslagen The Acquisition Act (2010)**

The Acquisition Act was abolished in 2010 by the Reinfeldt Government. This meant that the acquisition of properties would be pre-notified to the municipality so that they could assess the world's suitability.

**Allbolagen (2011)**

Since Allbolagen became law in 2011, municipal non-profit housing companies must be run, just like private companies, on business principles, while at the same time having a social responsibility. The purpose of the new law was, among other things, to change rules for renting and create equal conditions for private and municipal housing companies.

**Auktionsprogram för Stor-Stockholm**

Action program for housing supply in Greater Stockholm begins. Stockholm suffered from a major housing shortage. That most of the housing construction would take place in completely new districts, on previously unexploited land, is taken for granted. In Stockholm's inner city, there were no opportunities to realize modernism's sparse urban plan ideals.

In addition, a company did not have to publish the considerations and assessments that preceded an acquisition. This was particularly important in terms of the company's business agreements and correspondence.

**AB Strada (1956)**

was formed in 1956. The purpose of the company was to buy up land outside the municipality, which also took place to an enormous extent until 1970 (business for SEK 377 million; several billion in current money value).

# Lex Bollmora (1959)

Lex Bollmora was adopted in 1959 (1959: 605) and made it possible for one municipality to build within the boundaries of another municipality. This resulted in the creation of 30,000 homes built by the city of Stockholm, through its previously purchased land reserves and inter-municipal agreements. Through Lex Bollmora, the municipal housing companies in Stockholm built apartments in ten surrounding municipalities between 1960-66. Hjalmar Mehr was the person who initiated the law.

**Joakim Garpe**  
Stor-Stockholmsborgaråd 1954-1964

**Hjalmar Mehr**

Finansborgarråd 1958-1966 and landshövding in Stockholms län 1971-1977

1967  
City plans are established.

Often, planning began before city plans were established. This was because the actual decisions had already been made by informal contacts between the city planning office, various municipal administrations and the developers.

1996  
Familjebostäder säljer till Neams Invest AB

1999  
Bostadsaktiebolaget Jordbroberget buys 22/3. The same day buys and sale General Electric Credit Equities the stock

2003  
Köper HSB Stockholm Ek För

2007  
M2 Gruppen i Jordbro Kommanditbolag buys the same year buys Patrizia immobiliien

2009  
Jordbroförvaltnings AB C/O Graflunds Byggnads AB buys the Jordbro stock.

2015  
D Carnegie take over

2016  
Blackstone buys D Carnegie

2018  
D Carnegie change name to Hembla.

2019  
Vonovia köper Hembla

1965

1965  
Familjebostäder buys the land from AB Strada.