

# O C I

Occupier Cost Index

Portrays the office costs per FTE for the most important European countries based on the European Facility Management standard EN 15221.



SPACE & INFRASTRUCTURE



PEOPLE & ORGANISATION



MANAGEMENT



ICT

The costs have increased in three out of four categories, only ICT related costs have decreased

THE DATA IS BASED ON:

 28 COUNTRIES

 3.800 BUILDINGS

 34.2 MILLION SQUARE METERS

 1.77 MILLION + FULL TIME EMPLOYEES (FTE)

**3% HIGHER**  
THAN LAST YEAR

The average costs to establish an office in Europe amounts to **€9.249 FOR 1 FTE PER YEAR**

## THE NETHERLANDS

IN THE DUTCH MARKET  
TOTAL COSTS  
**DECREASED TO € 8.515**

**-0,6%**  
COMPARED TO THE  
PREVIOUS YEAR.

THE AVERAGE SPACE  
RENTED PER FTE DROPPED  
**FROM 19.2 TO 18.6 SQM.**





The index contains the costs of **SPACE & INFRASTRUCTURE, PEOPLE & ORGANISATION, MANAGEMENT AND ICT** for one FTE during a single year





The **Space & Infrastructure** category represents **more than half of the total costs** and amounted to **€ 4.427**. A decrease of **3,4%** mainly due to **lower building and parking costs**. **Lower ICT costs** also contributed to this decrease.

Higher costs for document management and security/reception resulted in **increased costs in the People & Organization category**. The costs amounted to **€ 1.243**, an increase of **6,5%**



# EUROPEAN OCCUPANCY COST INDEX 2017

	 SPACE & INFRASTRUCTURE	 PEOPLE & ORGANISATION	 ICT	 MANAGEMENT	TOTAL	CHANGE
EUROPE AVERAGE	€ 6,065	€ 976	€ 1,879	€ 329	€ 9,249	<b>3%</b>
AUSTRIA	€ 4,901	€ 1,177	€ 2,252	€ 418	€ 8,748	<b>2.1%</b>
BELGIUM	€ 7,131	€ 1,325	€ 2,521	€ 630	€ 11,607	<b>3.1%</b>
BULGARIA	€ 1,769	€ 275	€ 581	€ 47	€ 2,671	<b>4.5%</b>
CROATIA	€ 2,528	€ 481	€ 944	€ 116	€ 4,069	<b>3.1%</b>
CZECH REPUBLIC	€ 3,784	€ 492	€ 965	€ 142	€ 5,382	<b>2.8%</b>
DENMARK	€ 6,754	€ 1,483	€ 2,832	€ 681	€ 11,750	<b>0%</b>
ESTONIA	€ 3,412	€ 544	€ 1,069	€ 140	€ 5,165	<b>3.7%</b>
FINLAND	€ 6,951	€ 1,243	€ 2,389	€ 522	€ 11,105	<b>2.6%</b>
FRANCE	€ 10,896	€ 1,246	€ 2,378	€ 432	€ 14,952	<b>1.9%</b>
GERMANY	€ 6,056	€ 1,173	€ 2,242	€ 461	€ 9,932	<b>4.7%</b>
GREECE	€ 3,600	€ 656	€ 1,284	€ 166	€ 5,706	<b>14.2%</b>
HUNGARY	€ 2,638	€ 405	€ 802	€ 84	€ 3,929	<b>10.6%</b>
IRELAND	€ 6,576	€ 1,131	€ 2,171	€ 381	€ 10,259	<b>-0.2%</b>
ITALY	€ 6,972	€ 1,025	€ 1,967	€ 336	€ 10,301	<b>0.3%</b>

	 SPACE & INFRASTRUCTURE	 PEOPLE & ORGANISATION	 ICT	 MANAGEMENT	TOTAL	CHANGE
LATVIA	€ 3,399	€ 580	€ 874	€ 105	€ 4,959	<b>2.2%</b>
LITHUANIA	€ 3,087	€ 413	€ 818	€ 91	€ 4,408	<b>-0.35%</b>
LUXEMBOURG	€ 10,262	€ 1,309	€ 2,504	€ 578	€ 14,653	<b>2.4%</b>
NETHERLANDS	€ 4,427	€ 1,243	€ 2,326	€ 519	€ 8,515	<b>-0.6%</b>
NORWAY	€ 12,013	€ 1,727	€ 3,290	€ 769	€ 17,800	<b>3.6%</b>
POLAND	€ 3,455	€ 415	€ 815	€ 96	€ 4,782	<b>2.3%</b>
PORTUGAL	€ 3,280	€ 631	€ 1,234	€ 156	€ 5,302	<b>6%</b>
ROMANIA	€ 3,165	€ 325	€ 647	€ 66	€ 4,204	<b>2.6%</b>
RUSSIA	€ 6,772	€ 553	€ 1,106	€ 86	€ 8,517	<b>24.1%</b>
SLOVAKIA	€ 2,192	€ 503	€ 986	€ 113	€ 3,794	<b>2%</b>
SPAIN	€ 5,128	€ 844	€ 1,630	€ 246	€ 7,848	<b>5.6%</b>
SWEDEN	€ 12,444	€ 1,380	€ 2,643	€ 636	€ 17,103	<b>5.1%</b>
SWITZERLAND	€ 15,976	€ 1,411	€ 2,730	€ 536	€ 20,652	<b>11.7%</b>
TURKEY	€ 4,870	€ 375	€ 742	€ 83	€ 6,070	<b>-4.9%</b>
UNITED KINGDOM	€ 10,079	€ 1,068	€ 2,065	€ 282	€ 13,494	<b>-7.6%</b>

# KEY TAKE-AWAYS EUROPE

**UNITED KINGDOM € 13.494**

A DECREASE OF 7.6%.

**NORWAY € 17.800**

**SWEDEN € 17.103**

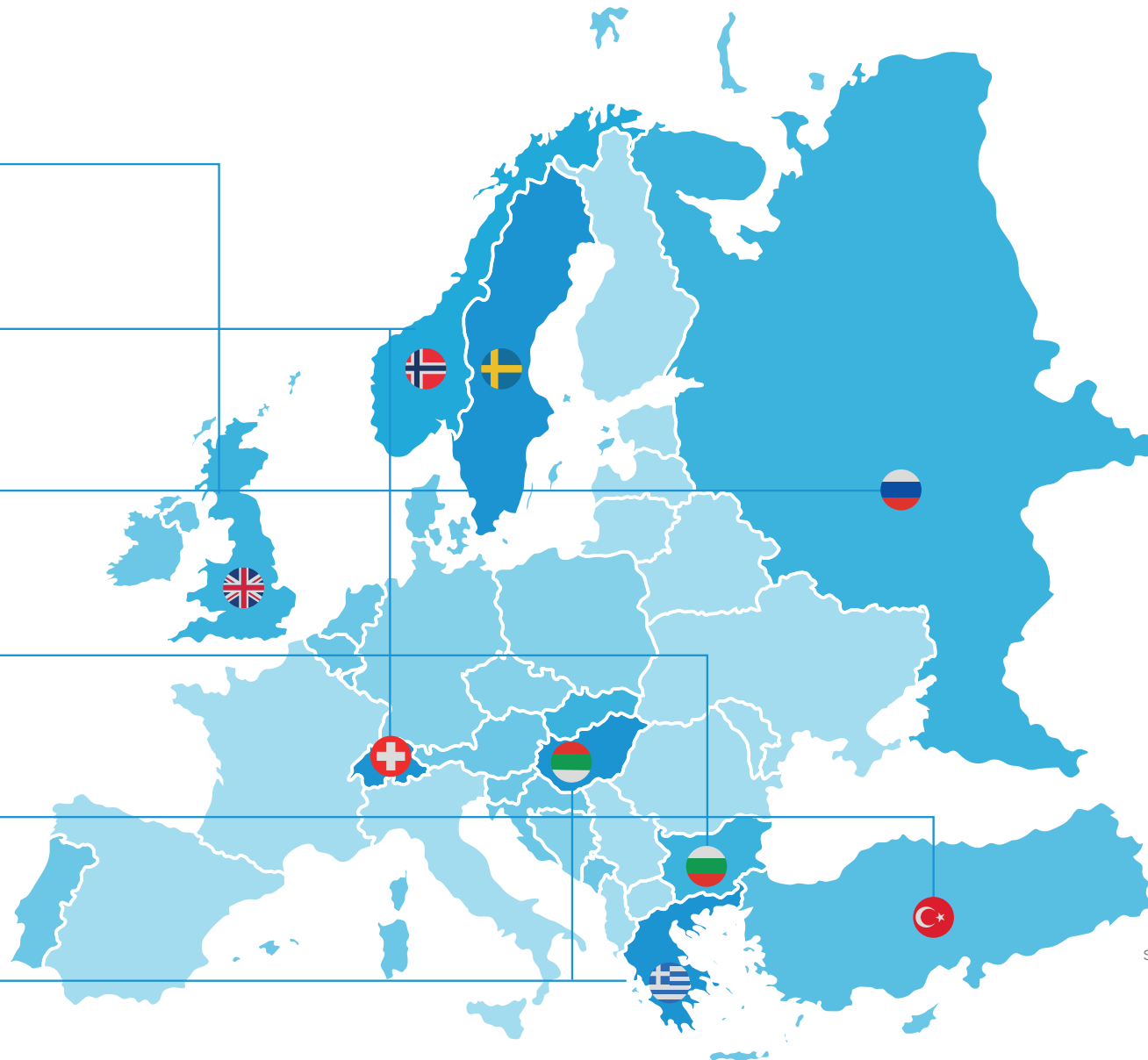
**SWITZERLAND € 20.652**

**RUSSIA € 8.517**

**BULGARIA € 2.671**

**TURKEY € 4.870**

**HUNGARY € 3.929**



On a country level the largest decrease in Occupier Costs took place in the United Kingdom. A weaker pound resulted in lower euro denominated office costs per FTE.



Switzerland, Norway and Sweden remain the most expensive countries for total occupancy costs per FTE.



In Russia a combination of higher costs for People & Organisation and higher rental costs resulted in a sharp 24,1% increase in costs.



Office costs per FTE in Bulgaria are still the lowest in Europe.



In Turkey a decrease in office rents made costs per FTE in Space & Infrastructure go down with 7%.



In Hungary and Greece the substantial recovery of rent levels made price levels go up. Hungary has now surpassed Slovakia (€3.794).

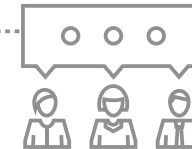
## PEOPLE & ORGANISATION

Services to create and maintain a safe and comfortable environment. Including catering, document management, office supplies, reception and security.



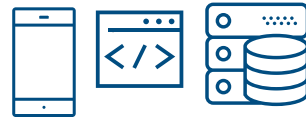
## MANAGEMENT

Management consists of the strategic & tactical management of the organisation. Central functions in the organisation that provide support and services to several activities also belong to this cost category. Examples are the Facility Management service desk and procurement.



## ICT

Services and products to make sure employees have all the (digital) tools to do their daily work. This is including connectivity services, training, hard- and software.



## SPACE & INFRASTRUCTURE

Services for the provision of accommodation. Including rent, fit out, furniture, taxes, maintenance, cleaning and utilities.



**Colliers International** staat voor de nieuwe vastgoedwereld. We dragen bij aan een betere samenleving door een actieve rol te spelen in het oplossen van vastgoedvraagstukken. We verbinden globale marktontwikkelingen en complexe data met de wereld van kantoorgebruikers, vastgoedeigenaren en investeerders. Dit stelt ons in staat de sector van morgen te begrijpen en expert te zijn op de toekomst van vastgoed. Dankzij deze inzichten kunnen we waarde toevoegen aan de verschillende fases van de vastgoedcyclus en strategische klantrelaties opbouwen. We bieden creatieve oplossingen die niet alleen vandaag aantrekkelijk zijn, maar ook in de toekomst relevant en duurzaam blijven.



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