



This contract (henceforth referred to as *the contract*) **is entered into by**

Nordic Innovation Centre (henceforth referred to as NICE)

Stensberggata 25, N-0170 Oslo
Tlf. +47 47 61 44 00
Fax. +47 22 56 55 65

and

Teknologisk Institut (henceforth referred to as project owner)

Adresse Gregersensvej, 2630 Taastrup, Denmark
Tlf. +45 72202769 - 25322518,
Fax. +45 72 20 20 19

regarding project

05079 Adaptable house – model configuration. A feasibility study.
(henceforth referred to as *the project*).

NICE and *Teknologisk Institut* has agreed to enter into a contract concerning project *05079 Adaptable house – model configuration. A feasibility study*. All enquiries from the project owner to NICE concerning the project must make reference to the project number and title.

Objective of project

Concepts for components, buildings and business models creating more valuable for customers and producers

The ambition is to provide the Nordic building component industry a competitive advantage through invention of free market, life cycle adaptable industrialized building technology. These new products should be so functionally and emotionally attractive that consumers will prefer them for other reasons than construction cost and yet minimize life cycle. The goal is reached through mass customization and user centered innovation utilize knowledge among consumers and lead users in search of the innovative kind of things "You didn't think about but can't live without".

The ambition is to:

- Create a premium brand identity of industrialized buildings.
- Use mass customization to provide more choice and identity than ordinary buildings
- Use automated tools and rapid prototyping to provide components in artistic shapes
- Use high tech to provide high performance components
- Introduce the "Dell of housing", the missing link between consumers and component industry

Project will use the computer age technology to produce better houses with enhanced user centered performance and low life cycle cost, rather than compete on discount price.

Project platform

This project is directly based on the ideas from *Room for Humans*. The project will create a dialog between relevant agents in the building sector and the users and consumers of their products and services. The project is important for the visibility of the of focus area “Innovativt Byggande” on the Nordic marketplace. In order to guarantee this visibility the activities are distributed over all the Nordic countries.

NICe will actively use this project as a kind of umbrella and invite relevant partners from the other “Innovativt Byggande” projects to participate in the workshops.

Composition of contract

The general terms and conditions (version 02-2006) constitutes the basis of this contract. The project owner accepts the standard agreement when signing the contract. Further, these appendices are included in the contract:

- Annex 1: Project Deliveries
- Annex 2: Project Participants
- Annex 3: Economy
- Annex 4: Milestone plan
- Annex 5: Special terms and conditions
- Annex 6: Signed co-operation agreement between the project participants

Through these appendices the project’s deliverables, financing, progress and activities regulated by this contract, will be described.

Scope and validity

The contract, including appendages, has been prepared in two copies, of which the project owner retains one and NICe the other. According to the standard agreement, the contract is valid when all signatures have been added, and five years following the last payment by NICe to the project.

For NICe

Place and date:

Kjetil Storvik
Managing director

Place and date:

Mika Rantakokko
Senior advisor

For the project owner

Place and date:

Ivar Moltke
Architect

Place and date:

Charlotte K Frambøl
Assistant Project manager

ANNEX 1: PROJECT DELIVERABLES

D1: Presentation: Pictures expressing the kind of building, functionality and environment different segments would want to live in if the choice was unlimited

D2: Workshop: Vision & Value

D3: Report: Scenarios, storyboard, storytelling and idols visualising the vision of enhancing life cycle values

D4: Presentation: Alternative business models and their consequences for value creation

D5: Workshop: Business models

D6: Report: Business models for buildings as transportable consumer brands in a life cycle perspective

D7: Presentation: Potential, concepts and technologies for mass customisation with light, thin, durable energy-efficient /producing material

D8: Invitation, organization of Public Nordic workshops

D9: Workshop: Technology

D10: Report: Mass customized robot production of components, systems and volumes in innovative materials

D11: Preparation of workshops

D12-D16: Public workshops in Nordic countries

D17: Publication: Results of workshops in Nordic countries

D18: Design of adaptable house concepts

D19: Presentation: An adaptable concept model

D20: Workshop: A workshop finalizing the adaptable concept model

D21: Exhibition in Herning September 2007

Detailed description of deliverable in collaboration agreement

2. Objectives and target groups for communication activities***Objectives:***

The objectives of the communication plan/activities is:

- To stimulate a strategic debate and development in the Nordic building sector
- To have feed back to our innovative ideas and concepts
- To visualize a “third way” for the consumers

Target groups

- Media
- Consumers
- Architects
- Engineers
- Designers
- Real estate brokers
- Researchers
- Students

ANNEX 2: PROJECT PARTICIPANTS
1. Project owner

Teknologisk Institut
 Gregersensvej
 2630 Taastrup
 Danmark
 Tlf. +45 7220 2769 - 25322518
 Fax: +45 7220 2019

2. Project manager

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 E-mail: ivar.moltke@teknologisk.dk

Charlotte K Frambøll
 Tlf +45 72203828
 E-mail Charlotte.K.Frambol@teknologisk.dk

3. Project participants

Namn på organisation/företag	Postadresse	telefon	Namn på kontaktperson	e-mail
Messecenter Herning	Vardevej 1 7400 Herning Danmark	+45-2321 6089	Henrik Jensen	hje@messecenter.dk
Norges Teknisk-Naturvitenskapelige Universitet	Arkitektur 7491 Trondheim Norge	+47-735 95037	Annemie Wyckmans	annemie.wyckmans@ntnu.no
Modul Bad, Betonelement a/s	Fredensvej 36 4100 Ringsted Danmark	+45-7010 3510	Peter Karkov	prk@betonelement.dk
VTT	VTT Technical P.O. Box 1000, FI-02044 VTT Finland	+358 20 722 6914	Esa Nykänen	Esa.Nykanen@vtt.fi
DeLabs	Norra Långgatan24 26131 Landskrona Sverige	+46 (0) 418-15409	Henrik M. Frijs	Henrik.frijs@delabs.org
Nykredit	Kalvebod Brygge 1 1780 København v Danmark	+45-3342 1010	Henning Sønderby	hsp@nykredit.dk
Iceland Review	Borgartúni 23 • 105 Reykjavik • Island	+ 354- 512 7575	Eliza Reid	eliza@icelandreview.com
Arkitektskolen Aarhus	Mejlgade 38 8000 Aarhus Danmark	+45-3283 6900	Per Kortegaard	Per.Kortegaard@aarch.dk
Velux	Ådalsvej 99, DK- 2970 Hørsholm Danmark	+45-7669 3500	Anna Dvårsäter	anna.dvarsater@velux.com
Sundolitt	Industrivej 8 3550 Slangerup Danmark	+45-7011 1020	Claus Jørgensen	Claus.jorgensen@sundolitt.com
Firstlayout	Korskildelund 6 2670 Greve Denmark	+45 6128 6004	Nis Mogensen	nm@firstlayout.com



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ANNEX 3: ECONOMY

Excel sheet

Project 05079

ANNEX 4: MILESTONE PLAN

Signing the contract	29 May 2006
Kick-off meeting – common meeting with other Innovativt Byggande projects	29-30 march 2006
D1: Presentation: Pictures expressing the kind of building, functionality and environment different segments would want to live in if the choice was unlimited	22 May 2006
Communication plan finalized	31 May 2006
D2: Workshop: Vision & Value	15.-16 June 2006
D3:Report: Scenarios, storyboard, storytelling and idols visualiing the vision of enhancing life cycle values	30 June 2006
D4: Presentation: Alternative business models and their consequences	21 August 2006
D5: Workshop: Business models	21-22 Sept. 2006
D6: Report: Business models for buildings as transportable consumer brands in a life cycle perspective	5 October 2006
D7: Presentation: Potential, concepts and technologies for mass customisation with light, thin , durable energy-efficient /producing material	13 October 2006
D8: Invitation, organisation of workshop	1 September 2006
D9: Workshop: Technology	2-3. November 2006
D10: Report: Mass customised robot production of components, systems and volumes in innovative materials	10 November 2006
D11: Preparation of public Nordic workshops	13-17 Nov. 2006
D12-D16: Public workshops in Nordic countries	20-24 November 2006
D17: Publication : Results of public workshops in Nordic countries	15 December 2006
D18: Design of adaptable house concepts	15 december
Yearly status report	20.1.2007
D19: Presentation: A adaptable concept model	20 february 2007
D20: Workshop: A workshop finalising the adaptable concept model	March 2007
D21: Exhibition in Herning	September 2007
Final report describing concept model and projects results	1 May 2007
Project closing meeting	10 May 2007
Evaluation	5 January 2007
Administrative Final report	30 May 2007
Final conference Innovativt Byggande	30.4.2008
Project end date	31.5.2008

Items highlighted refer to milestones involving payments from NICE. The project manager is committed to the standard agreement, stating that NICE must be notified immediately if deviations to the milestone plan occur.

All enquiries from the project owner/manager to NICE concerning the project must make reference to the project number and title.



ANNEX 5: SPECIAL CONDITIONS

- This project should include partners from Iceland and Sweden
- Partners from Sweden is DeLabs
- Partner from Iceland is Iceland Review
- This project should engage in common activities with the other projects within Innovativt Byggande when requested by NICE

ANNEX 6: CO-OPERATION AGREEMENT

The purpose of this collaboration agreement is

- For the industrial partners to agree on terms and conditions for participation
- For the subcontract partners to agree on deliverables and payment for participation.
- For all parties to agree on decision making

Organisation

The management is the responsibility of the project owner

Each workshop ends with a steering committee meeting deciding on corrections on the program for the next phase.

All partners are members of the steering committee.

The steering committee makes decision with 2/3 majority

New partners can be accepted but all present partners have a veto right

Game rules

This project is based on management by values:

1. Valuable for both suppliers and customers
2. Wauw, Beautiful and attractive
3. Complete prefab for montage on site or produced by robots on site
4. Transportable, easy to situate, removable
5. Plug&Play, modular, replaceable
6. High tech ecological almost autonomous (energy, water, sewage)

These values are equally important as the specifications below

All partner´s participation and obligation

1. Kick off workshop, 4 innovation workshops lasting 2 days each and the national public workshop
2. Preparation for these workshops
3. Feed back on reports from the workshops
4. Study of proposals from the public workshops
5. The workshops are held in the Nordic countries

Methodology

1. Analyzing the gap between potential and present market products (the kind of things you never asked for but can´t live without)
2. Learning from those who has an even harder challenge of the same kind. (Collecting examples whenever you happen to se them)
3. Learning from pioneers in the field. (Collecting examples whenever you happen to se them)
4. Visualizing innovations (working with pictures instead of text)
5. Creating prototypes, models, sketches
6. Evaluating which solutions provide added life cycle value for customers and producers
7. Mapping the road from vision to product

Deliverables from the workshops are visualizations and Power Point slides

Kick off Meting march 30 th***Planning*****Process 1**

Presentation of partners

Process 2

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Presentation of workshops

Process 3

Debate of this contract, program and deliverables for each workshop

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Process 4

Contract negotiations

Vision and value workshop
Mind blowing qualities "you didn't think about but can't live without".
Day 1
Process 1:

Exploring value:

	Component	Buildings	Site	Business model
Adaptability	Modularity	Plug in	Temporary sites Unbuildable sites	Leasing
Emotional value	Sampling	Personalization	Sea side	Cooperative
Functional value	Self cleaning	Swiss army knife	Autonomous	Robot services
Economical value	Energy efficient	Global market	Designed attraction	Co-investment
Social value	Connecting people	Shared facilities	Neighborhood	Apartment/office
Health/indoor climate value	Intelligent	Natural	Lush	Performance
Long term value	Plug and play	Second hand market	City proximity	Updates
Brand value	LEGO	Sony	Port Grimaud	Toyota

Value for who

Industry	Young	Singles	Families	Seniors

Process2:

Exploring new kind new kind of living

- Wellness room
- Sport rooms
- Multi-rooms
- Shared area rooms
- Outdoor-indoor rooms

Process 3:

Exploring sensitive, sensational rooms:

- Light/dark
- Open/enclosing
- Colors
- Sound absorption /echo
- Daylight/skylight
- Tactile , smooth or reflective surfaces
- Scents

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Process 4

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Scenario process: From rigid house to adaptable home

- Adaptability in a creative, co-design,
- Drivers and barriers

Day 2

Process 4:

Choosing idols from architecture slideshow in search of new semiotics, new shape new architecture expressing adaptability, mobility, industrialization with pride

Process 5:

Choosing idols from concept slideshow among presented examples of building concepts based on mobility and adaptability

Process 6

Exploring idols from relevant business

- Amusement parks
- Resorts
- Avant-garde architects

LUNCH

Process 7

Defining success criteria and values

Steering committee meeting

Deliverables

Scenarios, storyboards , storytelling and idols visualising the vision

Facilitator (Peter Lindstrøm)

Business model workshop

Creating added valuable for customers and producers

Day 1

Process 1

Inspiration from successful alternative business models: Who is driving the new business?
DELL, Southwest Airlines, Sony, Amazon, Skype, GE', Danish textile industry, Toyota

Process 2

Learning from the virtual world

- Services
- Trusting users as co-developers
- Harnessing collective intelligence
- Leveraging through customer self-service
- User interfaces

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Process 2:

Exploring the potential of adaptability. From hand made to global consumer goods

Day 2

Process 3:

Exploring business models

Process 4:
Legal issues

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Process 5
Estimating cost

Process 6
Evaluation of multiple business models

Steering committee meeting

Facilitator (Jesper Bove-Nielsen)

Deliverables

Business models for buildings adaptable world market consumer goods estimating the consumer cost compared to conventional building and ownership

Technology workshop

High Tech for high performance and valuable adaptable/mobile buildings

Day 1

Process 1
Learning from other industries:

- Airplane
- Car
- Cruise ships
- Auto-campers

Process 2:
Potential in new technologies

- Nano, LCD, Photovoltaic, OLED
- IT/robots/Mass customization, rapid prototyping, 3D printer, RFID
- Composites, fibers and other new smart materials
- Energy producing/efficient technologies
- Generative arts

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Process 3:
Configuration mindset

- System
- Platforms/structure
- Modularity, “knock down” (high production numbers on an open market)
- Plug and Play (easy production and maintenance)
- Decoration like covers on a cell-phone (changing fashions)
- Equipment
- Intelligence, IP, WiFi
- Diagnostic

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Process 4:

Strength trough shape

- Combining cylindrical components
- Double curved surfaces made from linear “boards”
- Double curved surfaces made from triangles
- Triangular components making any shape

Day 2**Process 5:**

Production concept buildings with new adaptable qualities

- Mobile room size modules leased and attached when needed and returned afterwards.
- Transformer modules unfolding to create larger volume
- Mobile “inner” units rolled in behind the building envelope. We usually think of cost related to area, but the building envelope area could be made a lot less expensive if we separate the envelope and the installation units.
- Finished large system components like walls, roofs, decks with fully integrated installations and efficient interfaces
- Floating buildings
- Rapid click on building blocks
- On site robots
- On site 3D printer

Process 6:

Geometrical concepts:

- Linear horizontal addition
- Vertical addition
- Clustered
- Docking station

Process 7:

Exploring the potential of new technologies from day 1 in relation to success criteria

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Process 7

Evaluation of multiple technologies

Steering committee meeting**Deliverables***Technology with greatest potential for mass customisation of adaptable building units***Public Nordic Workshops*****Exploring the frontiers with creative public***

A public workshop is held in each Nordic country in order to disseminate, debate and develop the ideas and concept from the 3 previous workshops.

The following partners organise a national a one day workshop in week 47.

1. NTU
2. VTU
3. Arkitektskolen i århus
4. DeLab



5. Iceland review

They are responsible for:

1. Arrangement and cost for the venue.
2. 25-60 participants
3. Cost of refreshment (coffee and snack) for all participants.
4. Cost of lunch for up to 25 participants.
5. Additional participants, above 25, will be subject to additional cost for the project of 100 NOK/participant.
6. Identification and invitation of relevant participants; however invitations will be cleared with the project management before sending out.
7. Invitations will be sent as a PDF file for the first time in June 2006. Additional invitations will be sent out sub sequential as needed in order to reach participation of between 25 and 60 partakers.
8. In cooperation with the project set the agenda for the workshop.
9. One slot or presentation during the workshop.

Invited to the workshops are:

- Media
- Architects
- Engineers
- Designers
- Real estate brokers
- Researchers
- Students

Program

1. Presentation of result from the VISION, BUSINESS and TECHNOLOGY workshops
2. Team based on interests
3. Idea generation, anti paralyzation,

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4. Group idea generation inspired by movies
5. Sketching, visualization
6. Group presentation in Plenum

Facilitator (Henning Sejr Jacobsen)

Deliverables

Edited presentations from the 5 Public Nordic workshops highlighting the innovative visualizations

Design Process

Visualising the vision

At this stage in the process we have:

- Scenarios, storyboards , storytelling and idols visualising the vision
- Business models for buildings as transportable consumer goods estimating the consumer cost compared to conventional building and ownership
- Technology with greatest potential for mass customisation of transportable adaptable building units
- Edited presentations from the 5 Nordic workshops highlighting the innovative visualisations

Two architects will based on this material design 4 different houses

Concept prototype workshop

Day 1

Process 1

Edited presentations from the 5 Nordic workshops high lighting the innovative visualizations

Process 2

Presentation of the 4 different designs

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Process 2:

Combining the best from each concept

Day 2

Process 3:

Choice of concept house

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Process 4

Future collaboration

Steering committee meeting

Deliverables

Design of prototype based on the results of this project

(Funding of construction cost is not included in the budget)

Subcontractors

The subcontract partners are:

- Aarkitektskolen i Aarhus (AA)
- Norges Teknisk-NaturVitenSkapelige Universitet (NTNU)
- VTT Technical Research Centre of Finland (VTT)

The sub contract partners receive funding from NICE on the condition of the following deliverables delivered on time and at agreed quality. If this is not the case, the contract owner can deduct the subcontract partner according to the fee below:

Subcontract partner deliverables

	Date	Subcontract Partners	NOK Fee pr. Sub-contract partner
Kick-off meeting – common meeting with other Innovativt Byggande projects	29-30 march 2006	All subcontractors	20.000
D1: Presentation: Pictures expressing the kind of building, functionality and environment different segments would want to live in if the choice was unlimited	22 may 2006	AA	15.000
D2: Workshop: Vision & Value	15-16 June	All	25.000 **)

	2006	subcontractors	
D5: Workshop: Business	21-22 sept 2006	All subcontractors	25.000 **)
D8 Invitation, organization of Public Nordic workshops	1. september 2006	All subcontractors	10.000
D9: Workshop: Technology	2-3 Nov.	All subcontractors	25.000 **)
D11: Preparation of Public Nordic workshops	13-17 Nov.	AA	15.000
D12-D16: Public workshops in Nordic countries	20-24 oct	All **) subcontractors	30.000
Web management, publication	15 Dec	VTT	40.000
D20: Workshop: A workshop finalizing the adaptable concept model	26 january	All subcontractors	15.000 **)
Minutes from workshops within 2 weeks from workshop		AA	25.000

Subcontractors on Public Nordic workshops

The subcontractors for Public Nordic workshops are:

- DeLabs
- Iceland review

	Data	Subcontract Partners	NOK Fee pr. Sub-contract partner
D8 Invitation, organization of Public Nordic workshops	1. september 2006	All subcontractors	10.000
D12-D16: Public workshops in Nordic countries	20-24 oct	All **) subcontractors	30.000

Subcontract external experts

	Data	Subcontract Partners	NOK Fee
D2: Workshop: Vision & Value	15-16 June	Peter Lindstrøm	25.000 **)
D5: Workshop: Business	21-22 Sept.	Jesper Bove	25.000 **)
D12-D16: Public workshops in Nordic countries	20-24 Nov.	Henning Sejr	75.000 **)
D18: Design	5. Jan	Architects	100.000

*) only in their own country

**) including presentation on workshops as agree upon at the steering committee meeting
All expenses for transportation, hotel, food and beverage are included in this amount.

Subcontractors financial statement

Subcontractors submit financial statement on hours and expenses when each task is delivered. The maximum allowable hourly rate is NOK 900.

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Industrial Partners financial statement

The specific economical obligation of the industrial partners is to submit at the end of December 2006 and in April 2007 a financial statement expressing the number of hours used and the expenses paid within the framework of this project. Each partner is expected to use approximately 250 hours within their organization within the duration of this project.

Confidentiality

All information exchanged in this project is basically "open source". If some partners chose to share confidential information at the workshop they should specifically call attention to the confidential nature of this information. All partners agree to keep such information confidential

Intellectual property

If a partner wants to protect intellectual property they have provided before the workshops they should specifically call attention to that. All partners agree to respect a partner's intellectual property to foreground information and keep it confidential. Innovation made at the workshops are "open source". Partners can only protect intellectual property concerning these innovations if they can get written accept from all other workshop participants. The conditions for all partners are described in Standard conditions (Standardvilkår) from NICE

Publications

All publication of results from the workshops should be distributed on e-mail to all participants one week ahead of publication. If any partners have objections they should be settled before publication

Duration of agreement

The duration of this agreement corresponds to the duration of the contract with NICE, that is 5 years after final payment from NICE

Disagreement

If there is a conflict between this agreement and the contract with NICE the contract has priority.

Disagreement between partners should be settled by:

1. Project leader
- .. but can be appealed to
2. Steering committee
3. NICE
4. Copenhagen Arbitration
5. Norwegian Law

Exit

All partners can leave this project at a steering committee meeting.

Buildings. Models, mock-ups

Buildings, models, mock-up etc. For the exhibitions in Herning is NOT included in this contract. The partners will seek supplementary funding for buildings, models, mock-up etc



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Signed by
Teknologisk Institut

Ivar Moltke

Teknologisk Institut

Charlotte Frambøl

Norges Tekniske Universitet

Anne Grete Hestnes

VTT Technical Research Centre of Finland

Esa Nykänen

Arkitektskolen Aarhus

Per Kortegaard

ModulBad Betonelement A/S

Peter Karkov

Nykredit

Henning Sønderby

Velux

Anna Dvärstätter

Sundolitt

Claus Jørgensen

FirstLayout

Nis Mogensen

Messecenter Herning

Henrik Jensen

DeLabs

Henrik M. Frijs

Iceland Review

Eliza Reid

Communication plan

The information plan contains

1. Web-site with illustrations from each workshop
2. "Living dreams for everybody" fair at Herning Messecenter 21-24 september 2006
3. 5 public workshops in the Nordic countries including media material, interviews, media participation etc.
4. Build 07 fair at Herning Messecenter 17-20 april 2007
5. Presentation at Nordic Innovation conference
6. Final report

Web-site with illustrations from each workshop

Web report as slideshow (PDF) and website with pictures	At the web-site Starting july 2006
Scenarios, storyboard, storytelling and idols visualising the vision of enhancing life cycle values	July 5 th 2006
Business models for buildings as transportable consumer brands in a life cycle perspective	October 13 th
Mass customised robot production of components, systems and volumes in innovative materials	Nov. 10 th 2006
Ideas and concepts from public workshops	December 15 th 2006
Concept model	May 1 st th. 2007
Final report to be published describing the projects results	May 1 st 2007

"Living dreams for everybody" fair 21-24 september at Herning Messecenter

This exhibition will be an opportunity to visualize the VISION workshop results for an audience of approximately 50.000 people

5 public workshops in the Nordic countries including media material, interviews, media participation etc.

A public workshop is held in each Nordic country in order to disseminate, debate and develop the ideas and concept from the 3 previous workshops.

Each workshop is organized by the local partner

Denmark: Arkitektskolen i Aarhus)
 Norway: NTU
 Finland: VTT
 Iceland: Iceland review
 Sweden: DeLabs

Invited to the workshops are:

- Media
- Architects
- Engineers
- Designers
- Real estate brokers
- Researchers
- Students



Expected 50 person participation in each country

Program

1. Presentation of result from the VISION, BUSINESS and TECHNOLOGY workshops
2. Team based on interests
3. Idea generation, anti paralyzation,
4. Group idea generation inspired by movies
5. Sketching, visualization
6. Group presentation in Plenum

The intention is a both the announcement and media coverage of the events will disseminate results from this NICE project

Build 07 fair at Herning Messecenter 17-20 april 2007

This exhibition will be an opportunity to visualize the results of this project for an audience of approximately 50.000 people

We intend to fundraise for a real building to be exhibited at this fair.

Presentation at Nordic Innovation conference

The intention is a both the announcement and media coverage of the events will disseminate results from this NICE project

According to the milestone plan (Annex 4, item 4) a detailed communication plan, based on the overall objectives and target groups, must also be developed within the project.