

Renovation building 2016

Renovations of buildings and apartments

Owners of dwellings and housing companies renovated with EUR 6.6 billion in 2016

According to Statistics Finland, owners of dwellings and housing companies renovated their dwellings and residential buildings to the tune of EUR 6.6 billion in 2016. The combined renovation costs grew by 5.7 per cent from the level of 2015 and they have grown by 15.2 per cent from 2013. EUR 3.4 billion were spent on renovating detached and terraced houses. EUR 2.6 billion were used on renovations to blocks of flats, and EUR 700 million to terraced houses.

Most of the renovations to blocks of flats, EUR 2.0 billion, were spent on renovations made by housing companies and the remaining EUR 540 million on own renovations or contracted renovations by owners of dwellings in blocks of flats. Terraced house companies used EUR 430 million on renovations and owners of dwellings in terraced houses EUR 270 million.

The figures include value added tax. The value of own work was not taken into account in renovations made by dwelling owners.

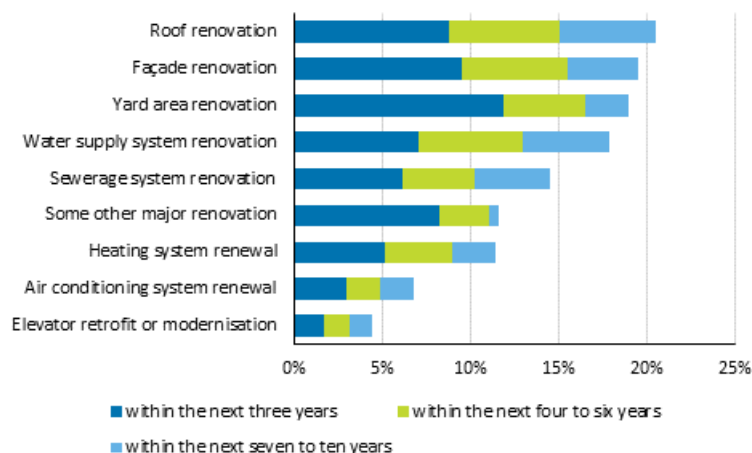
Renovation costs by type of house and structural element in 2016, EUR million

Structural element	Type of house			All 2016	All 2015	All 2014	All 2013
	Detached and semi-detached houses	Terraced houses	Blocks of flats				
Damp areas	556	103	259	918	847	625	749
Kitchen	337	79	151	568	585	516	602
Living and other areas	442	86	130	657	664	654	883
Outer surfaces and structures	1 064	207	765	2 037	1 846	1 620	1 510
Building technology	656	144	961	1 762	1 518	1 645	1 496
Yard area and outbuildings	317	45	124	486	580	509	352
Indoor areas of the housing company	0	32	160	192	226	202	154
Total	3 373	696	2 553	6 622	6 266	5 771	5 745

Renovation costs relative to the floor area amounted to EUR 47.7 per m² in blocks of flats in 2016. The corresponding cost item was EUR 29.5 per m² in terraced houses and EUR 25.2 per m² in detached houses.

Housing companies were asked about large renovations that are planned for the next ten years. Over 20 per cent of the housing companies that answered the question were planning a roof renovation. Nineteen per cent were planning a façade renovation and as many a yard renovation. Eighteen per cent were planning a water supply system renovation and 15 per cent a sewerage system renovation.

Large renovations planned by housing companies, percentage of respondents



The renovation costs of state-subsidised rental dwelling companies amounted to EUR 450 million in 2016 and to EUR 440 million in 2015.

EUR 1.7 billion were used for renovating service buildings

According to Statistics Finland, EUR 1.7 billion were used on renovations to service buildings in 2016. EUR 1.0 billion were spent on renovations to educational buildings, EUR 410 million on hospital and health centre buildings and EUR 300 million on institutional buildings. The previous data from direct inquiries on service buildings were from the statistical reference year 2013. Growth from the data of three years ago amounts to 34 per cent, which converts into an annual growth of slightly over 10 per cent. The renovation costs of service buildings for 2016 were collected by owner. In the statistical reference year 2013, the collection was made by building. This may impair the comparability of the published figures. See a more detailed description of the changes from this [link](#).

EUR 1.1 billion were used on renovations to office buildings, EUR 760 million on industrial and warehouse buildings and EUR 760 million on commercial buildings in 2016. The renovation costs of these groups of buildings were calculated based on the realised costs and granted renovation and expansion permits. For commercial and office buildings, the realised costs were surveyed with an inquiry in 2014 and the years 2015 to 2016 were estimated based on data on granted renovation and expansion permits. Correspondingly, the renovation costs of industrial and warehouse buildings were studied by an inquiry in 2015 and estimated based on data on granted renovation and expansion permits for 2016. According to the statistics, the renovation costs of commercial buildings grew by 13 per cent and those of office buildings by 10 per cent from 2015. Correspondingly, renovation costs of industrial and warehouse buildings grew by 12 per cent.

Renovation costs of buildings by purpose of use of the building

Year	Use of the building			
	Industrial buildings and warehouses	Commercial buildings	Office buildings	Public service buildings
2013	2)	2)	2)	1 298
2014	2)	669	910	1,223 ¹⁾
2015	919 ¹⁾	668 ¹⁾	1,032 ¹⁾	1,229 ¹⁾
2016	1030	756	1140	1739

1) Estimated based on renovation and expansion permits

2) The renovation costs of commercial and office buildings were examined for the first time for 2014 and the renovation costs of industrial and warehouse buildings for 2015.

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Appendix table 1. Renovation costs relative to floor area by type of building in 2016, EUR per m2

Structural element	Type of house		
	Detached and semi-detached houses	Terraced houses	Blocks of flats
Damp areas	4,2	5,3	7,9
Kitchen	2,5	4,1	4,6
Living and other areas	3,3	4,4	4,0
Outer surfaces and structures	8,0	7,6 ¹⁾	11,9 ¹⁾
Building technology	4,9	5,3 ¹⁾	14,9 ¹⁾
Yard area and outbuildings	2,4	1,6 ¹⁾	1,9 ¹⁾
Indoor areas of the housing company	0,0	1,2 ¹⁾	2,5 ¹⁾
Total	25,2	29,5	47,7

1) The proportion is calculated using the floor area of the housing company

Appendix table 2. Renovations of service buildings in 2016, EUR million

	Renovations total	Basic renovations
Educational buildings	1 035	606
Health care buildings	408	271
Institutional buildings	295	162

Appendix table 3. Renovations of residential buildings and dwellings, EUR million

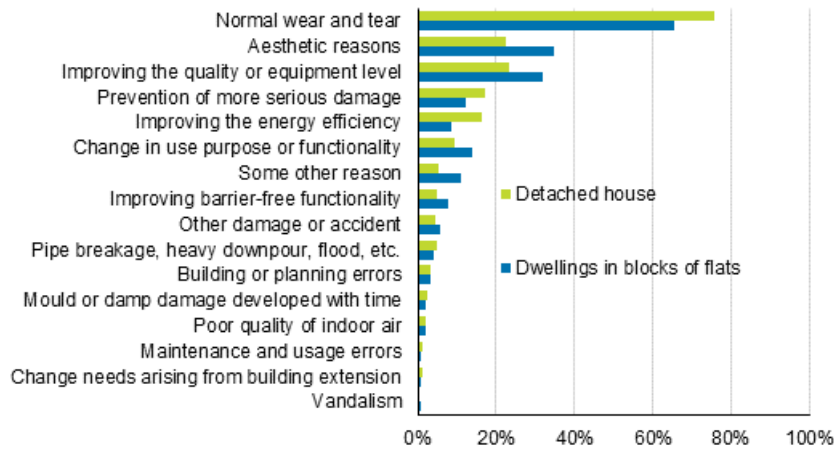
	Block of flats companies	Terraced house companies	Owner-occupied flats, detached and semi-detached houses	State-subsidised rental dwelling companies
2013	1 568	437	3 740	483
2014	1 822	434	3 515	423
2015	1 972	352	3 942	442
2016	2 013	428	4 181	450

Appendix table 4. Renovation costs of state-subsidised rental dwelling companies, EUR million

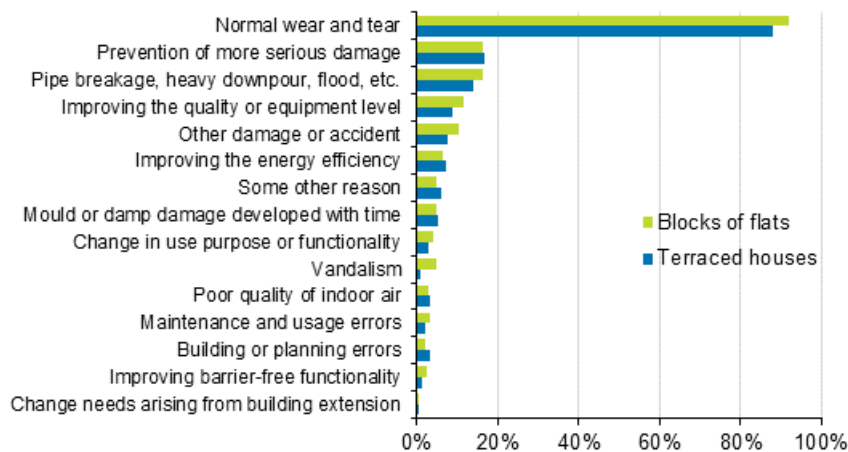
	State-subsidised rental dwelling companies
2009	347
2010	415
2011	391
2012	343
2013	483
2014	423
2015	442
2016	450

Appendix figures

Appendix figure 1. Reasons for renovations to dwellings and detached houses, percentage of respondents



Appendix figure 2. Reasons for renovations to housing companies, percentage of respondents



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