

# Renovation building 2017

## Renovations of buildings and apartments

### Owners of dwellings and housing companies renovated with EUR 6.2 billion in 2017

According to Statistics Finland, owners of dwellings and housing companies renovated their dwellings and residential buildings to the tune of EUR 6.2 billion in 2017. The combined renovation costs decreased by 6.2 per cent from the level of 2016 and they have grown by 8.1 per cent from 2013. EUR 2.9 billion were spent on renovating detached and semi-detached houses. EUR 2.5 billion were used on renovations to blocks of flats, and EUR 780 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 530 million on own renovations or contracted renovations by owners of dwellings in blocks of flats. Terraced house companies used EUR 520 million on renovations and owners of dwellings in terraced houses EUR 260 million.

The figures include value added tax. Renovation costs do not include the value calculated for own work or voluntary work.

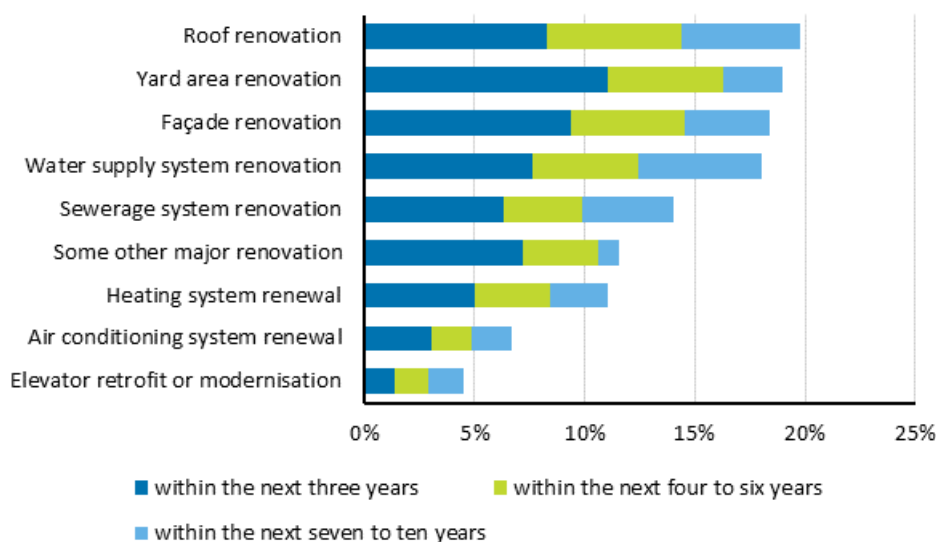
#### Renovation costs by type of house and structural element in 2017, EUR million

Structural element	Type of house			All 2017	All 2016	All 2015	All 2014	All 2013
	Detached and semi-detached houses	Terraced houses	Blocks of flats					
Damp areas	418	124	246	788	918	847	625	749
Kitchen	320	83	179	582	568	585	516	602
Living and other areas	343	58	105	506	657	664	654	883
Outer surfaces and structures	873	240	674	1 787	2 037	1 846	1 620	1 510
Building technology	591	177	1 024	1 791	1 762	1 518	1 645	1 496
Yard area and outbuildings	347	53	140	540	486	580	509	352
Indoor areas of the housing company	0	44	175	219	192	226	202	154
<b>Total</b>	<b>2 891</b>	<b>780</b>	<b>2 543</b>	<b>6 213</b>	<b>6 622</b>	<b>6 266</b>	<b>5 771</b>	<b>5 745</b>

Renovation costs relative to the floor area amounted to EUR 46.2 per m<sup>2</sup> in blocks of flats in 2017. The corresponding cost item was EUR 32.1 per m<sup>2</sup> in terraced houses and EUR 21.3 per m<sup>2</sup> in detached houses.

Housing companies were asked about large renovations that are planned for the next ten years. Almost 20 per cent of the housing companies that answered the question were planning a roof renovation. Nineteen per cent were planning a yard renovation. Eighteen per cent were planning a façade renovation and as many a water supply system renovation and 14 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 475 million in 2017 and to EUR 450 million in 2016.

**EUR 1.6 billion were used for renovating commercial and office buildings**

According to Statistics Finland, EUR 1.0 billion were used on renovations to office buildings in 2017 and EUR 630 million on renovations to commercial buildings. Compared to the year before, renovation costs for commercial buildings decreased by 17 per cent and renovation costs for office buildings decreased by 12 per cent. In total, the renovations of commercial and office buildings went down by 14 per cent.

EUR 1.6 billion were used on renovations to service buildings and EUR 1.1 billion on industrial and warehouse buildings in 2017. The renovation costs of these groups of buildings were calculated based on the realised costs and granted renovation and expansion permits. For industrial and warehouse buildings the realised costs were studied by an inquiry in 2015 and estimated based on data on granted renovation and expansion permits for 2016 and 2017. Correspondingly, the renovation costs of service buildings were studied by an inquiry in 2016 and estimated based on data on granted renovation and expansion permits for 2017. According to the statistics, the renovation costs of industrial and warehouse buildings increased by 9.2 per cent and the renovation costs of service buildings decreased by 6.7 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	.	.	.	1 298
2014	.	669	910	1 223 <sup>1)</sup>
2015	919	668 <sup>1)</sup>	1 032 <sup>1)</sup>	1 229 <sup>1)</sup>
2016	1 030 <sup>1)</sup>	756 <sup>1)</sup>	1 140 <sup>1)</sup>	1 739
2017	1 125 <sup>1)</sup>	631	1 004	1 623 <sup>1)</sup>

1) Estimated based on renovation and expansion permits

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### Renovation costs relative to floor area by type of building in 2017, EUR per m<sup>2</sup>

Structural element	Type of house		
	Detached and semi-detached houses	Terraced houses	Blocks of flats
Damp areas	3.1	6.2	7.3
Kitchen	2.4	4.2	5.3
Living and other areas	2.5	2.9	3.1
Outer surfaces and structures	6.4	8.8 <sup>1)</sup>	10.2 <sup>1)</sup>
Building technology	4.3	6.5 <sup>1)</sup>	15.6 <sup>1)</sup>
Yard area and outbuildings	2.6	2.0 <sup>1)</sup>	2.1 <sup>1)</sup>
Indoor areas of the housing company	0.0	1.6 <sup>1)</sup>	2.7 <sup>1)</sup>
Total	21.3	32.1	46.2

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

### Renovations of service buildings in 2017, EUR million

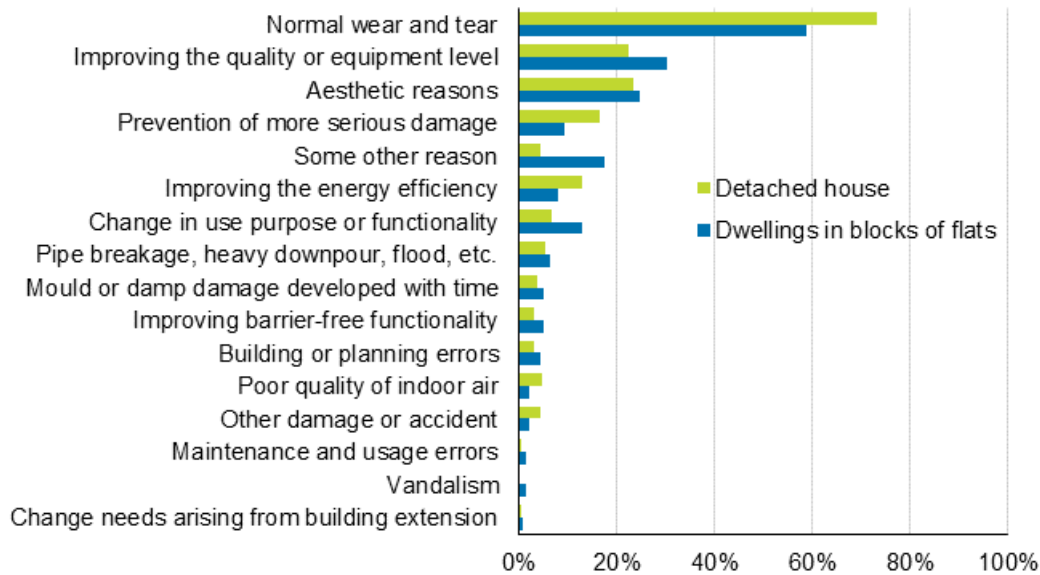
Building type	2017	
	Renovations total	Basic renovations
Commercial buildings	631	449
Office buildings	1 004	737
Total	1 635	1 186

### Renovation costs of state-subsidised rental dwelling companies, EUR million

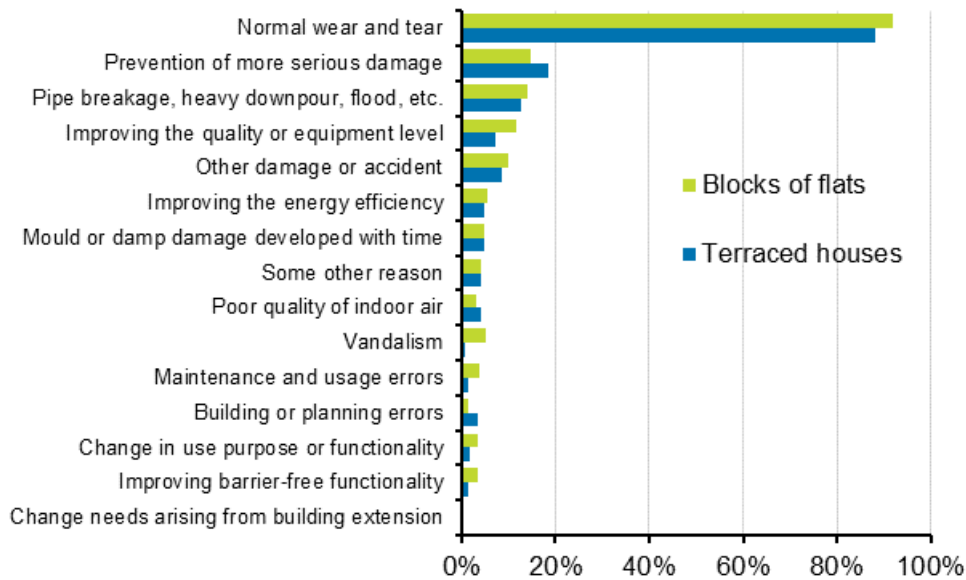
Year	Target
	State-subsidised rental dwelling companies
2009	347
2010	415
2011	391
2012	343
2013	483
2014	423
2015	442
2016	450
2017	475

# 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**



## Inquiries

Eetu Toivanen 029 551 3331

Jose Lahtinen 029 551 3776

Director in charge:

Mari Ylä-Jarkko

[rakennus.suhdanne@stat.fi](mailto:rakennus.suhdanne@stat.fi)

[www.stat.fi](http://www.stat.fi)

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