

Buildings and Free-time Residences 2009

Länsi-Turunmaa is the municipality with highest number of free-time residences 2009

According to Statistics Finland, there were 485,100 free-time residences in Finland at the end of 2009. In terms of absolute numbers, the municipality of Länsi-Turunmaa had the highest quantity of free-time residences, or over 8,000. Hämeenlinna, Kouvola, Salo, Raasepori and Kuusamo had the next largest numbers of free-time residences. In each of them the stock of free-time residences exceeded 6,000. At the end of 2009, altogether 56 municipalities had more free-time residences than permanently inhabited dwellings. Kustavi, Puumala, Hirvensalmi, Kuhmoinen, Sysmä and Mäntyharju had the highest ratio of free-time residences to inhabited dwellings.

Highest number of free-time residences, 31 December 2009

| (Regional Division based on Municipalities on 1 Jan. 2010) | Number of free-time residences |
|--|--------------------------------|
| Länsi-Turunmaa | 8 325 |
| Hämeenlinna | 7 654 |
| Kouvola | 7 556 |
| Salo | 7 028 |
| Raasepori | 6 278 |
| Kuusamo | 6 254 |
| Mikkeli | 5 751 |
| Kuopio | 5 226 |
| Mäntyharju | 4 673 |
| Kemiönsaari | 4 521 |

The region with the highest number of free-time residences was Varsinais-Suomi where Länsi-Turunmaa, the municipality with the highest number of free-time residences in the country is also located. The region of Varsinais-Suomi had a total of around 48,000 free-time residences, and the number of free-time residences also exceeded 45,000 in the regions of Etelä-Savo and Pirkanmaa.

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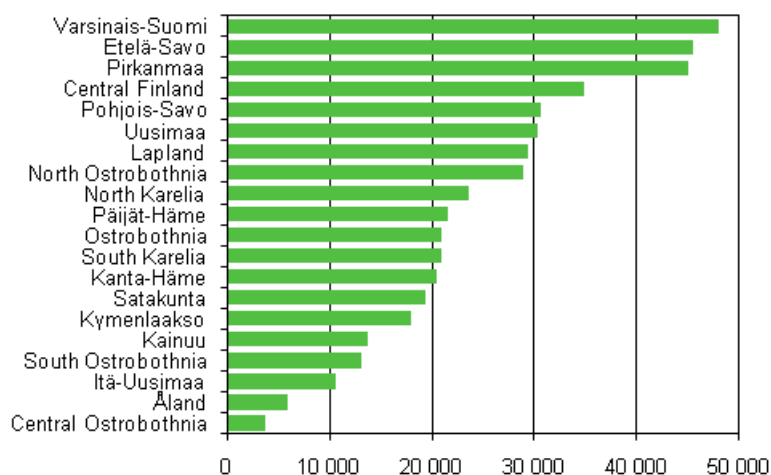
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Free-time Residences 2009

Varsinais-Suomi was the region with the highest number of free time residences in 2009

Varsinais-Suomi was the region with the highest number of free time residences, i.e. 48,000. Etelä-Savo and Pirkanmaa also had more than 45,000 free-time residences. The numbers of free-time residences were lowest in the regions of Central Ostrobothnia and Åland. Länsi-Turunmaa was the municipality with highest number of free-time residences, or over 8,300. Next were Hämeenlinna, Kouvola, Salo, Raasepori and Kuusamo. There were 485,100 free time residences in Finland at the end of 2009.

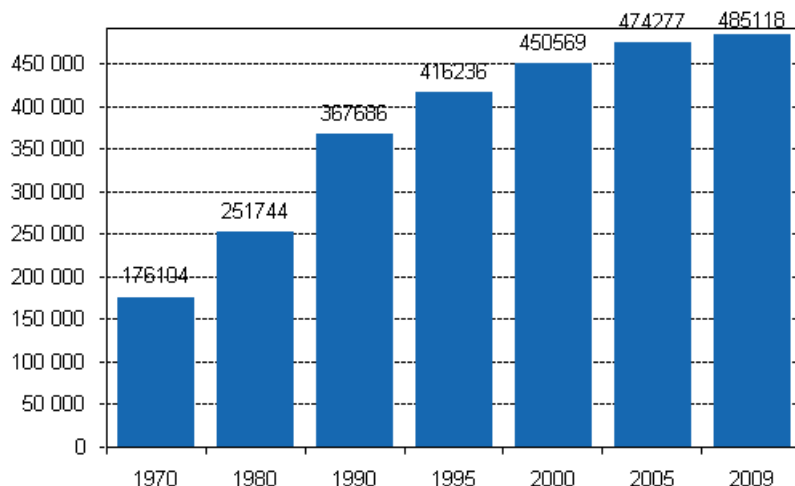
Free-time residences by region 2009



Stock of free-time residences grew fastest in the 1980s

There were 485,100 free-time residences in Finland at the end of 2009. The number increased by 3,400 from the previous year. The number of free-time residences grew fastest in the 1980s. In 1990, there were 368,000 free-time residences, which was 46 per cent more than in 1980. From 1970 to 1980, the increase was 75,600, or 43 per cent.

Number of free-time residences 1970–2009



Around 4,000 new free-time residences completed per year

Over 4,000 new free-time residential buildings have been completed per year in the 2000s. For example, 4,334 new free-time residential buildings were completed in 2008. The pace of construction of free-time residences has been slowing down steadily since the early years of the 1990s. Whereas roughly 8,000 free-time residences were built every year in the early 1990s, in recent years the number has been half of this. Through the 1990s, the stock of free-time residences grew by around 20 per cent. This is clearly by less than in the 1970s and 1980s, when the stock increased by over 40 per cent per decade.

Building of free-time residences liveliest in Etelä-Savo and Lapland

In recent years, the building of free-time residences has been liveliest in Etelä-Savo and Lapland. In the 2000s, the highest numbers of free-time residential buildings have been completed in Etelä-Savo and Lapland where their number has exceeded 400 per year. The next highest number of free-time residential buildings, or an average of 380 per year, has been completed in the region of Varsinais-Suomi. The stock of free-time residences does not grow directly due to newbuilding because some free-time residences are converted into permanent dwellings or their active use is discontinued.

Since 1990 the stock of free-time residences has grown most in Etelä-Savo, where it has increased by 11,000. The stock has changed least in Central Ostrobothnia and Åland where the number of free-time residences has increased by over 1,000 since 1990.

Summer residence densest in Kaskinen

Free-time residences are densest in the municipality of Kaskinen with 18 free-time residences per square kilometre of land. In eight municipalities there are more than ten free-time residences per square kilometre. In the whole country there are, on the average, 1.6 free-time residences per square kilometre. Uusimaa, Varsinais-Suomi and Päijät-Häme have more than four free-time residences per square kilometre. In South, Central and North Ostrobothnia, and Kainuu and Lapland there is less than one free-time residence per square kilometre. In proportion to the land area, Kauniainen, Savukoski, Utsjoki, Enontekiö, Sodankylä, Käsämäki and Inari have the lowest number of free-time residences.

Average floor area of free-time residences 47 square metres

There are relatively large size differences between new and old free-time residences. The average floor area of the free-time residences built in 2000–2009 was 65 square metres whereas the average floor area

of free-time residences built prior to this was 47 square metres. The median was 40 square metres. On the other hand, one free-time residence in four had a floor area of 60 square metres or more.

Free-time residences by floor area in 2009

| Floor area, m ² | Number of free-time residences | % |
|-----------------------------|--------------------------------|-------|
| Free-time residences, total | 485 118 | 100,0 |
| – 19 | 38 628 | 8,0 |
| 20 – 39 | 178 258 | 36,7 |
| 40 – 59 | 130 670 | 26,9 |
| 60 – 79 | 58 964 | 12,2 |
| 80 – 99 | 26 010 | 5,4 |
| 100 – | 24 996 | 5,2 |
| Unknown | 27 592 | 5,7 |
| Average floor space | 47 | .. |

Almost 800 000 Finns belong to household- dwelling unit with a free-time residence

Of all free-time residences, 399,000 were owned by private persons, while 86,000 were owned by companies, communities and deceased's estates, or by foreigners. In all, 786,000 persons belonged to a household-dwelling unit which owns a free-time residence. Free-time residences are generally located near the place of permanent residence. Two-thirds of free-time residence owners had a free-time residence in their region of residence. One-third of free-time residence owners had a free-time residence in their municipality of domicile.

Summer residents increase the population of municipalities in summer

Summer residents travelling to free-time residences outside their municipality of domicile totalled approximately 527,000. Etelä-Savo had the highest number of summer residents, or over 55,000. In summer, over 10,000 persons may spend time on their free-time residences in Länsi-Turunmaa, the municipality with the largest number of summer residents. Summer residents in Hämeenlinna, Salo, Raasepori, Mäntyharju, Kemiönsaari, Kouvola, Pälkäne, Ylöjärvi, Mikkeli, Puumala, Asikkala and Kuusamo also number over 5,000. However, the largest relative increase took place in Kustavi, where the inclusion of summer residents increases the municipality's population from just under one thousand to over five thousand. Summer residents more than double the population of altogether 13 municipalities.

Average age of a free-time residence owners is 61 years

The average age of owners of new free-time residences completed in 2009 was 53 years. The average age of all free-time residence owners was 61. Of all free-time residence owners, 23,000 or just six per cent were aged under 40. Over 40 per cent of all free-time residences were owned by a household-dwelling unit of two adults and only 14 per cent by households with children aged under 18. The average size of a household-dwelling unit owning a free-time residence was 2.3 persons.

Building stock 2009

Most of the building stock was residential buildings

At the end of 2009 there were 1,434,000 buildings in Finland (excluding free-time residences and agricultural buildings). Most of the building stock, particularly residential buildings was built after the 1970s. The gross floor area of the building stock totalled about 429 million square metres. The average gross floor area of all buildings was about 299 square metres; in other than residential buildings the average gross floor area was about 747 square metres. Residential buildings accounted for 63 per cent of the total gross floor area.

Buildings by intended use on 31 Dec. 2009

| | Buildings | Per cent of total buildings (%) |
|---------------------------|-----------|---------------------------------|
| BUILDINGS TOTAL | 1 433 890 | 100,0 |
| A.Residential buildings | 1 224 209 | 85,4 |
| Detached houses | 1 092 363 | 76,2 |
| Attached houses | 75 618 | 5,3 |
| Blocks of flats | 56 228 | 3,9 |
| C-N Other buildings | 209 771 | 14,6 |
| C Commercial buildings | 41 697 | 2,9 |
| D Office buildings | 10 748 | 0,7 |
| E Traffic buildings | 54 535 | 3,8 |
| F Institutional buildings | 7 993 | 0,6 |
| G Buildings for assembly | 13 432 | 0,9 |
| H Educational buildings | 8 868 | 0,6 |
| J Industrial buildings | 40 173 | 2,8 |
| K Warehouses | 26 712 | 1,9 |
| L,N Other buildings | 5 613 | 0,4 |

The building stock grew by 13,000

There were 1,434,000 buildings in Finland at the end of 2009. The building stock grew by 13,000 from the year before. The number of buildings has increased by 272,000, or by about 23 per cent, from 1990. There are about 77,000 old buildings completed prior to 1921, i.e. only five per cent of the building stock. Three-quarters of the building stock were detached houses. Blocks of flats and terraced houses accounted for only one-tenth of the total number of buildings. Blocks of flats accounted for about one-third of the total gross floor area of all residential buildings.

Two-thirds one-storey buildings

Over 66 per cent of the building stock were one-storey buildings. One and two-storey buildings account for altogether 95 per cent of the total building stock. A total of 3.6 million, i.e. 68 per cent, of the population in Finland live in buildings with one or two storeys. There were 25,000 buildings with four storeys or more and just over one million (1,088,000) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 300 such landmarks in Finland, 200 of them blocks of flat.

Appendix tables

1. Buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2009

| Type of building, Number of storeys | Buildings | Dwellings | Persons (dwelling population) |
|-------------------------------------|-----------|-----------|-------------------------------|
| Total | 1 433 980 | 2 784 469 | 5 242 156 |
| 1 - 2 storeys | 1 362 192 | 1 674 423 | 3 624 034 |
| 3 - 9 storeys | 51 928 | 1 089 541 | 1 589 832 |
| 10 + storeys | 287 | 13 016 | 17 727 |
| unknown number of storeys | 19 573 | 7 489 | 10 563 |
| Detached houses | 1 092 363 | 1 125 601 | 2 682 943 |
| Attached houses | 75 618 | 380 299 | 699 012 |
| Blocks of flats | 56 228 | 1 221 397 | 1 771 930 |
| 1 - 2 storeys | 16 814 | 140 672 | 199 788 |
| 3 - 9 storeys | 38 801 | 1 063 826 | 1 549 484 |
| 10 + storeys | 189 | 12 683 | 17 367 |
| unknown number of storeys | 424 | 4 216 | 5 291 |
| Other than residential buildings | 209 771 | 57 172 | 88 271 |
| 1 - 2 storeys | 182 610 | 34 783 | 57 816 |
| 3 - 9 storeys | 8 958 | 18 783 | 24 823 |
| 10 + storeys | 98 | 333 | 360 |
| unknown number of storeys | 18 105 | 3 273 | 5 272 |

2. Buildings by intended use in 1980 - 2009

| Intended use | 1980 | 1990 | 2000 | 2009 |
|---------------------------|---------|-----------|-----------|-----------|
| BUILDINGS TOTAL | 934 845 | 1 162 410 | 1 299 624 | 1 433 980 |
| A. Residential buildings | 842 662 | 1 012 163 | 1 120 714 | 1 224 209 |
| Detached houses | 775 678 | 914 928 | 1 002 747 | 1 092 363 |
| Attached houses | 22 613 | 52 522 | 66 281 | 75 618 |
| Blocks of flats | 44 371 | 44 713 | 51 686 | 56 228 |
| C-N Other buildings | 92 183 | 150 247 | 178 910 | 209 771 |
| C Commercial buildings | 21 926 | 33 138 | 40 294 | 41 697 |
| D Office buildings | 7 551 | 9 913 | 11 037 | 10 748 |
| E Traffic buildings | 10 640 | 36 784 | 45 225 | 54 535 |
| F Institutional buildings | 3 992 | 5 796 | 6 978 | 7 993 |
| G Buildings for assembly | 6 659 | 10 231 | 12 943 | 13 432 |
| H Educational buildings | 7 750 | 8 545 | 9 136 | 8 868 |
| J Industrial buildings | 19 507 | 29 106 | 36 437 | 40 173 |
| K Warehouses | 8 730 | 5 446 | 6 423 | 26 712 |
| L,N Other buildings | 5 428 | 6 948 | 10 437 | 5 613 |

3. Buildings by heating fuel 1970-2009

| Fuel | Year | | | | |
|----------------------|---------|---------|-----------|-----------|-----------|
| | 1970 | 1980 | 1990 | 2000 | 2009 |
| Buildings total | 837 948 | 934 845 | 1 162 410 | 1 299 490 | 1 433 980 |
| District- /localheat | .. | 48 538 | 105 608 | 130 946 | 161 631 |
| Oil, gas | 320 171 | 347 498 | 306 750 | 320 934 | 322 584 |
| Coal, coke | 24 328 | 11 794 | 8 753 | 7 986 | 7 026 |
| Electricity | 41 872 | 178 707 | 357 743 | 455 752 | 547 307 |
| Wood, peat | 429 467 | 327 230 | 321 342 | 292 763 | 277 934 |
| Other, unknown | 22 111 | 20 578 | 62 214 | 91 243 | 117 498 |
| % | 100,0 | 100,0 | 100,0 | 100,0 | 100,0 |
| District- /localheat | .. | 5,2 | 9,1 | 10,1 | 11,3 |
| Oil, gas | 38,2 | 37,2 | 26,4 | 24,7 | 22,5 |
| Coal, coke | 2,9 | 1,3 | 0,8 | 0,6 | 0,5 |
| Electricity | 5,0 | 19,1 | 30,8 | 35,1 | 38,2 |
| Wood, peat | 51,3 | 35,0 | 27,6 | 22,5 | 19,4 |
| Other, unknown | 2,6 | 2,2 | 5,4 | 7,0 | 8,2 |

4. Buildings by construction material 1960-2009

| Type of building | | Construction material | | | | | | | |
|-----------------------|------|-----------------------|-------|---------|------|-----------|------|---------------|------|
| | | Total | % | Stone | % | Wood | % | Other,unknown | % |
| Buildings total | 1960 | 832 460 | 100,0 | 55 008 | 6,6 | 777 452 | 93,4 | .. | .. |
| | 1970 | 837 948 | 100,0 | 83 125 | 9,9 | 754 823 | 90,1 | .. | .. |
| | 1980 | 934 845 | 100,0 | 120 608 | 12,9 | 814 237 | 87,1 | .. | .. |
| | 1990 | 1 162 410 | 100,0 | 168 818 | 14,5 | 956 626 | 82,3 | 36 966 | 3,2 |
| | 2000 | 1 299 624 | 100,0 | 194 725 | 15,0 | 1 040 189 | 80,0 | 64 710 | 5,0 |
| | 2009 | 1 433 980 | 100,0 | 226 941 | 15,8 | 1 152 349 | 80,4 | 54 690 | 3,8 |
| Residential buildings | 1960 | 725 932 | 100,0 | 25 586 | 3,5 | 700 346 | 96,5 | .. | .. |
| | 1970 | 768 204 | 100,0 | 58 287 | 7,6 | 709 917 | 92,4 | .. | .. |
| | 1980 | 842 662 | 100,0 | 89 490 | 10,6 | 753 172 | 89,4 | .. | .. |
| | 1990 | 1 004 809 | 100,0 | 121 291 | 12,1 | 870 314 | 86,6 | 13 204 | 1,3 |
| | 2000 | 1 120 714 | 100,0 | 138 357 | 12,3 | 935 928 | 83,5 | 46 429 | 4,1 |
| | 2009 | 1 224 209 | 100,0 | 157 920 | 12,9 | 1 030 004 | 84,1 | 36 285 | 3,0 |
| Other buildings | 1960 | 106 528 | 100,0 | 29 422 | 27,6 | 77 106 | 72,4 | .. | .. |
| | 1970 | 69 744 | 100,0 | 24 838 | 35,6 | 44 906 | 64,4 | .. | .. |
| | 1980 | 92 183 | 100,0 | 31 118 | 33,8 | 61 065 | 66,2 | .. | .. |
| | 1990 | 150 249 | 100,0 | 47 394 | 31,5 | 82 661 | 55,0 | 20 194 | 13,4 |
| | 2000 | 178 910 | 100,0 | 56 368 | 31,5 | 104 261 | 58,3 | 18 281 | 10,2 |
| | 2009 | 209 771 | 100,0 | 69 021 | 32,9 | 122 345 | 58,3 | 18 405 | 8,8 |

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