

Buildings and Free-time Residences 2010

Länsi-Turunmaa is the municipality with highest number of free-time residences 2010

According to Statistics Finland, there were 489,000 free-time residences in Finland at the end of 2010. 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, Kuopio, Kuusamo and Raasepori had the next largest numbers of free-time residences. In each of them the stock of free-time residences exceeded 6,000. As a result of municipal mergers, the number of free-time residences in many urban municipalities rather describes the volume of summer housing in the region than free-time residences located in the urban area.

Highest number of free-time residences, 31 December 2010

(Regional Division based on Municipalities on 1 Jan. 2011)	Number of free-time residences
Länsi-Turunmaa	8 374
Hämeenlinna	7 694
Kouvola	7 605
Salo	7 074
Kuopio	6 575
Kuusamo	6 394
Raasepori	6 352
Mikkeli	5 768
Mäntyharju	4 702
Kemiönsaari	4 575

In the 2000s, the highest numbers of new free-time residences have been built in Kuusamo, Kittilä, Kolari and Länsi-Turunmaa, over 60 new cottages per year, on average. The regions with the highest numbers of new free-time residences constructed were Lapland, Etelä-Savo and Varsinais-Suomi. New free-time residences are larger in area than before. The average area of free-time residences built in the 2000s was 64 square metres, while it was 49 square metres for free-time residences built in the 1990s.

Contents

Free-time Residences 2010.....	3
Varsinais-Suomi was the region with the highest number of free time residences in 2010.....	3
Stock of free-time residences grew fastest in the 1980s.....	4
Around 4,000 new free-time residences completed per year.....	4
Building of free-time residences liveliest in Lapland and Etelä-Savo	5
Summer residence densest in Kustavi and Kaskinen.....	5
Average floor area of free-time residences 48 square metres.....	5
Almost 800 000 Finns belong to household- dwelling unit with a free-time residence.....	5
Summer residents increase the population of municipalities in summer.....	6
Average age of a free-time residence owners is 61 years.....	6
Building stock 2010.....	7
Most of the building stock was residential buildings	7
The building stock grew by 12,000	7
Two-thirds one-storey buildings.....	7

Tables

Table 1. Free-time residences by floor area in 2010.....	5
Table 2. Number of buildings by intended use on 31 Dec. 2010.....	7

Appendix tables

Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2010.....	8
Appendix table 2. Number of buildings by intended use in 1980 - 2010.....	8
Appendix table 3. Number of buildings by heating fuel 1970-2010.....	8
Appendix table 4. Number of buildings by construction material 1960-2010.....	9

Figures

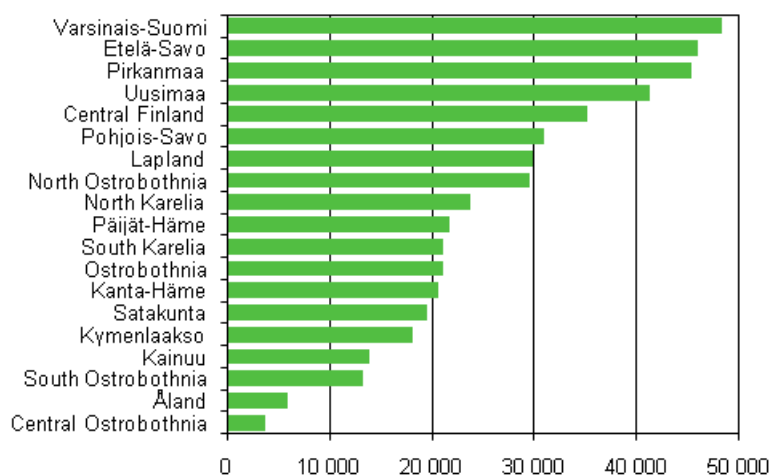
Figure 1. Free-time residences by region 2010.....	3
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2010 (municipalities with the highest number of free-time residences).....	4
Figure 3. Number of free-time residences 1970–2010.....	4

Free-time Residences 2010

Varsinais-Suomi was the region with the highest number of free time residences in 2010

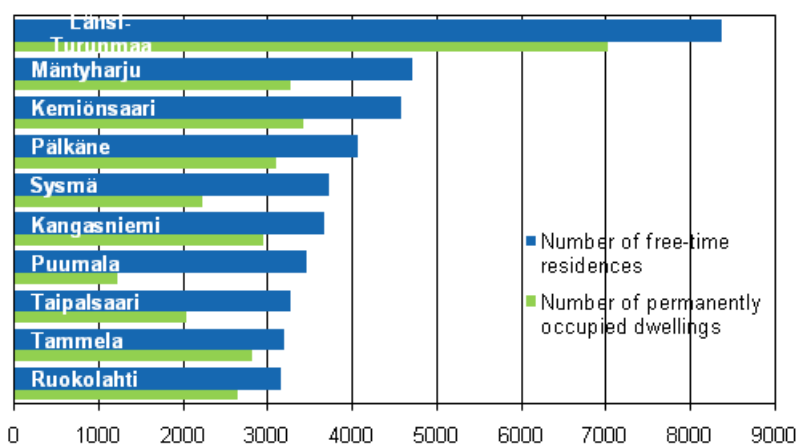
Varsinais-Suomi was the region with the highest number of free time residences, i.e. 48,000. Etelä-Savo and Pirkanmaa also had more than 45,000 free-time residences. The numbers of free-time residences were lowest in the regions of Central Ostrobothnia and Åland. Länsi-Turunmaa was the municipality with highest number of free-time residences, or over 8,374. Next were Hämeenlinna, Kouvola, Salo, Kuopio, Kuusamo and Raasepori. There were 489,200 free time residences in Finland at the end of 2010.

Figure 1. Free-time residences by region 2010



The density of free-time residences in the municipality can also be described by comparing their number with that of permanently occupied dwellings. Then the municipalities richest in free-time residences were places that had a relatively low number of population and a high number of free-time residences. At the end of 2010, altogether 57 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities were Länsi-Turunmaa, Mäntyharju, Kemiönsaari and Pälkäne. As the number of permanent residents decreases, the number of free-time residences may become emphasised in ever more municipalities. From 2000 onwards, the number of municipalities with a majority of free-time residences has increased approximately by ten, when the situation is viewed with the present division of municipalities of 2011.

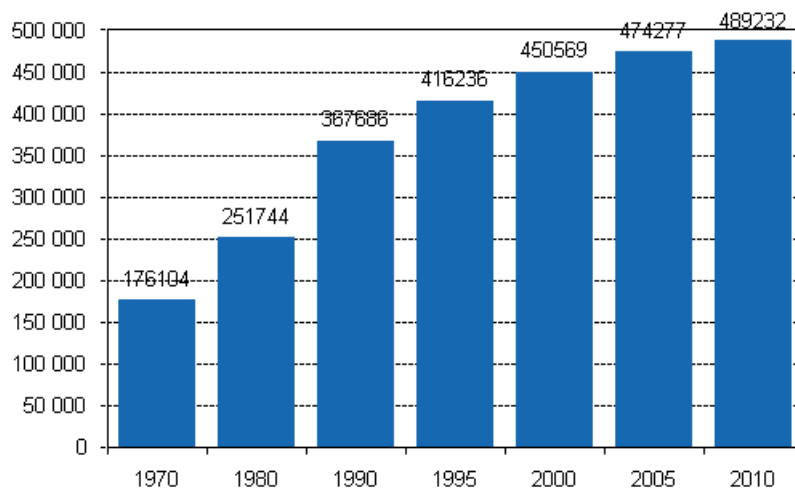
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2010 (municipalities with the highest number of free-time residences)



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

There were 489,200 free-time residences in Finland at the end of 2010. The number increased by 4,100 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.

Figure 3. Number of free-time residences 1970–2010



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, 3,944 new free-time residential building were completed in 2009. 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 Lapland and Etelä-Savo

In recent years, the building of free-time residences has been liveliest in Lapland and Etelä-Savo. In the 2000s, the highest numbers of free-time residential buildings have been completed in Lapland and Etelä-Savo 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 direct due to newbuilding because some free-time residences area 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 12,000. 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 Kustavi and Kaskinen

Free-time residences are densest in the municipality of Kustavi and Kaskinen with average 17–18 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, North and Central Ostrobothnia, and Kainuu and Lapland there is average less than one free-time residence per square kilometre. In proportion to the land area, Kauniainen, Savukoski, Utsjoki, Enontekiö, Sodankylä, Kärsämäki and Inari have the lowest number of free-time residences.

Average floor area of free-time residences 48 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 2000-2010 was 64 square metres whereas the average floor area of free-time residences built prior to this was 45 square metres. The median was 40 square metres. On the other hand, nearly one free-time residence in four had a floor area of 60 square metres or more.

Table 1. Free-time residences by floor area in 2010

Floor area, m ²	Number of free-time residences	%
Free-time residences, total	489 232	100.0
– 19	39 161	8.0
20 – 39	179 172	36.6
40 – 59	131 913	27.0
60 – 79	60 125	12.3
80 – 99	26 816	5.5
100 –	25 447	5.2
Unknown	26 598	5.4
Average floor space	48	..

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

Of all free-time residences, 404,000 were owned by private persons, while 86,000 were owned by companies, communities and deceased's estates, or by foreigners. In all, 792,000 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 532,000. Etelä-Savo had the highest number of summer residents, or over 56,000. 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 and Mäntyharju also number over 6,000. 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 2010 was 54 years. The average age of all free-time residence owners was 61. Of all free-time residence owners, 20,000 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.

Building stock 2010

Most of the building stock was residential buildings

At the end of 2010 there were 1,446,000 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 434 million square metres. The average gross floor area of all buildings was about 307 square metres; in other than residential buildings the average gross floor area was about 811 square metres. Residential buildings accounted for 63 per cent of the total gross floor area.

Table 2. Number of buildings by intended use on 31 Dec. 2010

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 446 096	100,0
A. Residential buildings	1 234 602	85,4
Detached houses	1 101 707	76,2
Attached houses	76 241	5,3
Blocks of flats	56 654	3,9
C-N Other buildings	211 494	14,6
C Commercial buildings	41 961	2,9
D Office buildings	10 835	0,7
E Traffic buildings	54 716	3,8
F Institutional buildings	8 058	0,6
G Buildings for assembly	13 509	0,9
H Educational buildings	8 903	0,6
J Industrial buildings	40 629	2,8
K Warehouses	27 170	1,9
L,N Other buildings	5 713	0,4

The building stock grew by 12,000

There were 1,446,000 buildings in Finland at the end of 2010. The building stock grew by 12,000 from the year before. The number of buildings has increased by 284,000, or by about 24 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

67 per cent of the building stock were one-storey buildings. That is because three-quarters of the building stock were detached houses. One and two-storey buildings account for altogether 95 per cent of the total building stock. A total of 3.6 million, i.e. 69 per cent, of the population in Finland live in buildings with one or two storeys. There were 26,000 buildings with four storeys or more and just over one million (1,104,000) 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

Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2010

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 446 096	2 807 505	5 264 580
1 - 2 storeys	1 374 382	1 686 357	3 629 593
3 - 9 storeys	52 411	1 100 725	1 606 454
10 + storeys	283	13 252	18 245
unknown number of storeys	19 020	7 171	10 288
Detached houses	1 101 707	1 135 736	2 685 984
Attached houses	76 241	383 126	700 215
Blocks of flats	56 654	1 234 508	1 789 674
1 - 2 storeys	16 924	141 993	201 130
3 - 9 storeys	39 128	1 075 431	1 565 534
10 + storeys	189	12 926	17 877
unknown number of storeys	413	4 158	5 133
Other than residential buildings	211 494	54 135	88 707
1 - 2 storeys	184 450	32 588	57 952
3 - 9 storeys	9 073	18 299	25 301
10 + storeys	94	326	368
unknown number of storeys	17 877	2 922	5 086

Appendix table 2. Number of buildings by intended use in 1980 - 2010

Intended use	1980	1990	2000	2010
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602
Detached houses	775 678	914 928	1 002 747	1 101 707
Attached houses	22 613	52 522	66 281	76 241
Blocks of flats	44 371	44 713	51 686	56 654
C-N Other buildings	92 183	150 247	178 910	211 494
C Commercial buildings	21 926	33 138	40 294	41 961
D Office buildings	7 551	9 913	11 037	10 835
E Traffic buildings	10 640	36 784	45 225	54 716
F Institutional buildings	3 992	5 796	6 978	8 058
G Buildings for assembly	6 659	10 231	12 943	13 509
H Educational buildings	7 750	8 545	9 136	8 903
J Industrial buildings	19 507	29 106	36 437	40 629
K Warehouses	8 730	5 446	6 423	27 170
L,N Other buildings	5 428	6 948	10 437	5 713

Appendix table 3. Number of buildings by heating fuel 1970-2010

Fuel	Year				
	1970	1980	1990	2000	2010
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096
District- /localheat	..	48 538	105 608	130 946	164 721
Oil, gas	320 171	347 498	306 750	320 934	322 279
Coal, coke	24 328	11 794	8 753	7 986	6 983
Electricity	41 872	178 707	357 743	455 752	554 368
Wood, peat	429 467	327 230	321 342	292 763	277 553
Other, unknown	22 111	20 578	62 214	91 243	120 192
%	100,0	100,0	100,0	100,0	100,0
District- /localheat	..	5,2	9,1	10,1	11,4
Oil, gas	38,2	37,2	26,4	24,7	22,3
Coal, coke	2,9	1,3	0,8	0,6	0,5
Electricity	5,0	19,1	30,8	35,1	38,3
Wood, peat	51,3	35,0	27,6	22,5	19,2
Other, unknown	2,6	2,2	5,4	7,0	8,3

Appendix table 4. Number of buildings by construction material 1960-2010

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
	2010	1 446 096	100,0	229 311	15,9	1 163 138	80,4	53 647	3,7
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
	2010	1 234 602	100,0	159 441	12,9	1 039 706	84,2	35 455	3,7
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
	2010	211 494	100,0	69 870	33,0	123 432	58,4	18 182	8,6

Inquiries

Marja Hermiö (09) 1734 3211

Arja Tiihonen (09) 1734 3272

Elina

Aspblad-Huohvanainen (09) 1734 3232

Director in charge:

Jari Tarkoma

asuminen@stat.fi

www.stat.fi

Source: Buildings and Free-time Residences, Statistics Finland