

Buildings and Free-time Residences 2012

Mikkeli was the municipality with highest number of free-time residences in 2012

According to Statistics Finland, there were a total of 496,200 free-time residences at the end of 2012. Municipal mergers changed the order of municipalities with most free-time residences. Measured by the number of free-time residences the biggest municipalities after the municipal mergers were Mikkeli and Kuopio, while in the year before the largest number of free-time residences was found in Parainen. Mikkeli's number of free-time residences grew as a result of municipal mergers with Ristiina and Suomenniemi at the beginning of 2013. The municipal merger with Nilsiä increased the number of free-time residences in Kuopio. As a result of municipal mergers, the number of free-time residences in many towns described the number of free-time residences in the area rather than the number of free-time residences in the actual town.

Highest number of free-time residences, 31 December 2012

Regional Division based on Municipalities on 1 Jan. 2013	Number of free-time residences
Mikkeli	10 241
Kuopio	8 669
Parainen	8 472
Lohja	8 386
Savonlinna	8 161
Hämeenlinna	7 774
Kouvola	7 720
Salo	7 198
Kuusamo	6 529
Raasepori	6 418
Mäntyharju	4 765
Kemiönsaari	4 669

The median of all free-time residences in 2012 was 40 square metres. Thus, one-half of free-time residences still have a floor area of 40 square metres or less. New free-time residences are on average larger than older free-time residences. The median floor area of the newest free-time residences built in the 2010s is 66 square metres and for those built in 2000 to 2009 it is 56 square metres.

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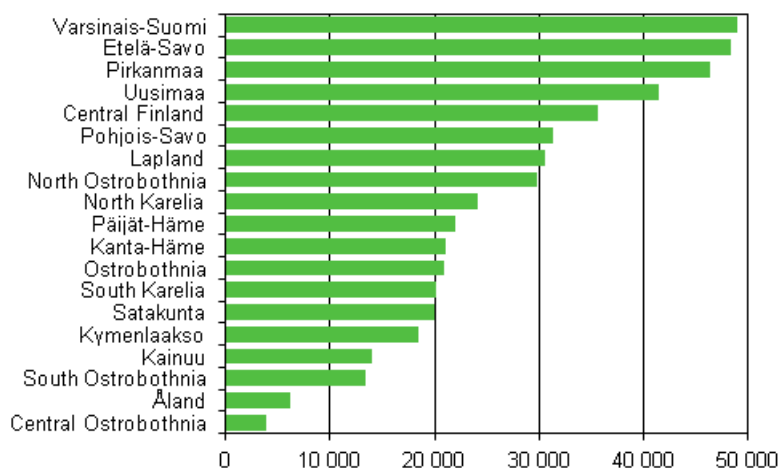
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Free-time Residences 2012

Varsinais-Suomi was the region with the highest number of free-time residences in 2012

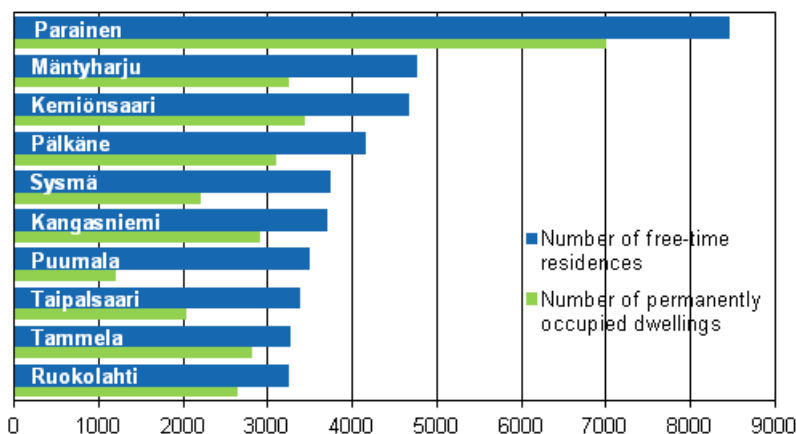
Varsinais-Suomi was the region with the highest number of free-time residences, i.e. 49,000. Etelä-Savo and Pirkanmaa also had more than 45,000 free-time residences. The numbers of free-time residences were lowest in the regions of Central Ostrobothnia (3,800) and Åland (6,100).

Figure 1. Free-time residences by region 2012



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 2012, altogether 58 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities were Parainen, 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 2013.

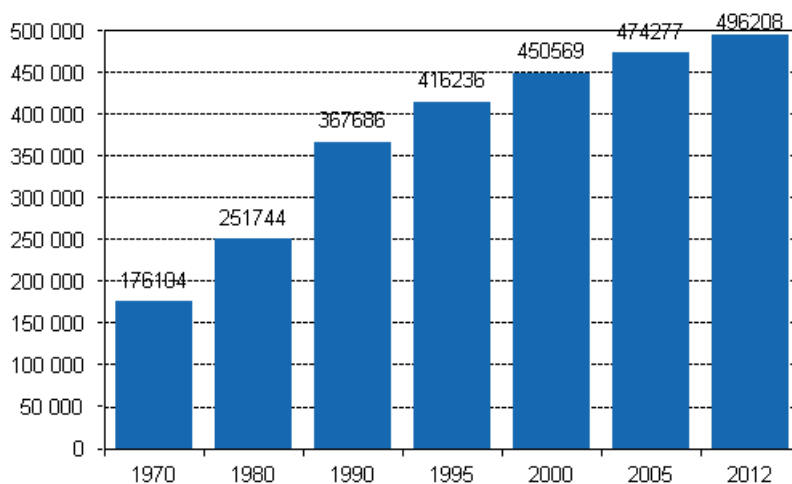
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2012 (municipalities with the highest number of free-time residences)



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

There were 496,200 free-time residences in Finland at the end of 2012. The number increased by 3,500 from the previous year. 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. 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 1970–2012



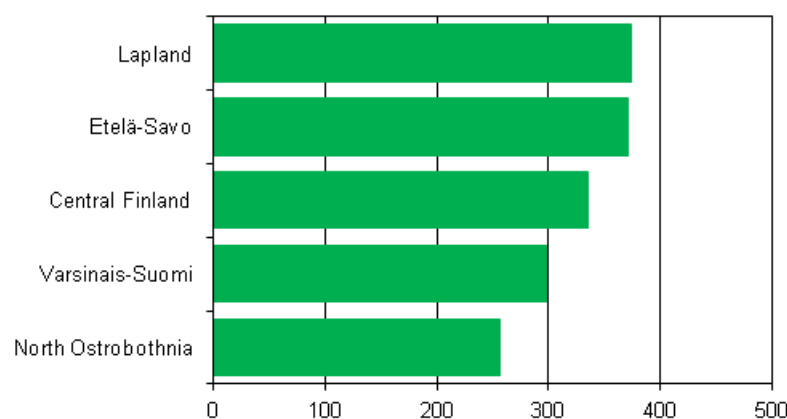
The pace of construction of free-time residences has been slowing down steadily since the early years of the 1990s. Whereas roughly 8,000 free-time residences were built every year in the early 1990s, in recent years the number has been half of this. Through the 1990s, the stock of free-time residences 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.

Under 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. In the 2010s the number of new free-time residential buildings has decreased under 4,000 per year. For example, 3,500 new free-time residential buildings were completed in 2012 (according to statistics of buildingstock).

During 2012, the highest numbers of new free-time residences were built in Lapland and Etelä-Savo. By municipality, the highest numbers of new free-time residences were built in Savonlinna, Kuusamo Kouvola och Kittilä: over 70 in the year in each. In absolute numbers, the construction of free-time residences decreased further.

Figure 4. Regions with highest numbers of new free-time residences built in 2012



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

In 2012 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 general in Lapland, Etelä-Savo and Varsinais-Suomi where their number has approximately 400 per year.

Since 1990 the stock of free-time residences has grown most in Etelä-Savo, where it has increased by 13,000. 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 15–18 free-time residences per square kilometre of land. In six 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. Varsinais-Suomi, Uusimaa and Päijät-Häme have more than four free-time residences per square kilometre. In 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 and Sodankylä 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 2000-2012 was 64 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 2012

Floor area, m2	Number of free-time residences	%
Free-time residences, total	496 208	100,0
– 19	45 418	9,2
20 – 39	181 190	36,5
40 – 59	133 823	27,0
60 – 79	61 571	12,4
80 – 99	27 967	5,6
100 –	27 105	5,5
Unknown	19 134	3,9
Average floor space	47	..
Median floor space	40	..

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

Of all free-time residences, 421,000 were owned by private persons, while 75,000 were owned by companies, communities and deceased's estates, or by foreigners. In all, almost 800,000 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 more than double the population of many municipalities.

Average age of a free-time residence owners is 62 years

The average age of owners of new free-time residences completed in 2012 was 54 years. The average age of all free-time residence owners was 62. Of all free-time residence owners, 21,000 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 2012

Most of the building stock was residential buildings

At the end of 2012 there were 1,475,000 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 450 million square metres. The average gross floor area of all buildings was about 309 square metres; in other than residential buildings the average gross floor area was about 824 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. 2012

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 474 653	100,0
A.Residential buildings	1 258 095	85,3
Detached houses	1 122 315	76,1
Attached houses	77 931	5,3
Blocks of flats	57 849	3,9
C-N Other buildings	216 558	14,7
C Commercial buildings	42 580	2,9
D Office buildings	10 907	0,7
E Traffic buildings	55 915	3,8
F Institutional buildings	8 414	0,6
G Buildings for assembly	13 826	0,9
H Educational buildings	8 916	0,6
J Industrial buildings	41 799	2,8
K Warehouses	28 582	1,9
L,N Other buildings	5 619	0,4

The building stock grew by 15,000

There were 1,475,000 buildings in Finland at the end of 2012. The building stock grew by 14,900 from the year before. The number of buildings has increased by 312,000, or by about 27 per cent, from 1990. There are about 78,000 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. 68 per cent, of the population in Finland live in buildings with one or two storeys. There were 27,000 buildings with four storeys or more and just over one million (1,127,000) 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. 2012

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 474 653	2 865 568	5 308 485
1 - 2 storeys	1403249	1712240	3 635 376
3 - 9 storeys	53 717	1 132 577	1 644 274
10 + storeys	292	13 964	19 113
unknown number of storeys	17 395	6 787	9 722
Detached houses	1 122 315	1 155 356	2 693 622
Attached houses	77 931	390 424	703 926
Blocks of flats	57 849	1 269 305	1 828 636
1 - 2 storeys	17 111	143 399	200 536
3 - 9 storeys	40 137	1 108 230	1 604 438
10 + storeys	197	13 618	18 702
unknown number of storeys	404	4 058	4 960
Other than residential buildings	216 558	50 483	82 301
1 - 2 storeys	190 242	29 930	52 591
3 - 9 storeys	9 268	17 516	24 535
10 + storeys	95	346	411
unknown number of storeys	16 953	2 691	4 762

Appendix table 2. Number of buildings by intended use in 1980 - 2012

Intended use	1980	1990	2000	2010	2012
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 474 653
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 258 095
Detached houses	775 678	914 928	1 002 747	1 101 707	1 122 315
Attached houses	22 613	52 522	66 281	76 241	77 931
Blocks of flats	44 371	44 713	51 686	56 654	57 849
C-N Other buildings	92 183	150 247	178 910	211 494	216 558
C Commercial buildings	21 926	33 138	40 294	41 961	42 580
D Office buildings	7 551	9 913	11 037	10 835	10 907
E Traffic buildings	10 640	36 784	45 225	54 716	55 915
F Institutional buildings	3 992	5 796	6 978	8 058	8 414
G Buildings for assembly	6 659	10 231	12 943	13 509	13 826
H Educational buildings	7 750	8 545	9 136	8 903	8 916
J Industrial buildings	19 507	29 106	36 437	40 629	41 799
K Warehouses	8 730	5 446	6 423	27 170	28 582
L,N Other buildings	5 428	6 948	10 437	5 713	5 619

Appendix table 3. Number of buildings by heating fuel 1970-2012

Fuel	Year					
	1970	1980	1990	2000	2010	2012
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096	1 474 653
District- /localheat	..	48 538	105 608	130 946	164 721	171 914
Oil, gas	320 171	347 498	306 750	320 934	322 279	320 250
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 869
Electricity	41 872	178 707	357 743	455 752	554 368	567 715
Wood, peat	429 467	327 230	321 342	292 763	277 553	277 944
Other, unknown	22 111	20 578	62 214	91 243	120 192	129 961
%	100,0	100,0	100,0	100,0	100,0	100,0
District- /localheat	..	5,2	9,1	10,1	11,4	11,7
Oil, gas	38,2	37,2	26,4	24,7	22,3	21,7
Coal, coke	2,9	1,3	0,8	0,6	0,5	0,5
Electricity	5,0	19,1	30,8	35,1	38,3	38,5
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,8
Other, unknown	2,6	2,2	5,4	7,0	8,3	8,8

Appendix table 4. Number of buildings by construction material 1960-2012

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
	2012	1 474 653	100,0	235 673	16,0	1 187 080	80,5	51 900	3,5
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
	2012	1 258 095	100,0	163 314	13,0	1 060 299	84,3	34 482	2,7
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
	2012	216 558	100,0	72 359	33,4	126 781	58,5	17 418	8,0

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