

# Buildings and Free-time Residences 2008, overview

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## *Few high-rise buildings in Finland*

One-storey and two-storey buildings account for 95 per cent of the total building stock. According to Statistics Finland buildings with ten storeys and more are quite rare. There are approximately 300 such landmarks in Finland and 200 of them were blocks of flat. There are 1 421 000 buildings in Finland at the end of 2008.

Data on buildings and free-time residences for 2008 were released in May 2009. This is a wider-coverage review of buildings and free-time residences in Finland including, among other things, a general overview and time series tables.

### **Buildings by type of building and number of storeys 31.12.2008**

Type of building, number of storeys	Buildings
Buildings total	1 421 188
1 - 2 storeys	1 349 630
3 - 9 storeys	51 529
10 + storeys	292
unknown number of storeys	19 737
Detached houses	1 082 511
Attached houses	75 109
Blocks of flats	55 925
1 - 2 storeys	16 769
3 - 9 storeys	38 543
10 + storeys	186
unknown number of storeys	427
Other than residential buildings	207 643
1 - 2 storeys	180 191
3 - 9 storeys	8 874
10 + storeys	99
unknown number of storeys	18 479

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## *Buildings 2008*

### *Most of the building stock was residential buildings*

There were 1 421 000 buildings in Finland at the end of 2008. Most of the building stock, particularly residential buildings was built after 1970s. The gross floor area of the building stock totals about 422 million square metres. The average gross floor area of all buildings were about 297 square metres, in other than residential buildings the average gross floor area were about 739 square metres. Residential buildings account for 64 per cent of the total gross floor area.

#### **Buildings by intended use in 31.12.2008**

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 421 188	100,0
A. Residential buildings	1 213 545	85,4
Detached houses	1 082 511	76,2
Attached houses	75 109	5,3
Blocks of flats	55 925	3,9
C-N Other buildings	207 643	14,6
C Commercial buildings	41 419	2,9
D Office buildings	10 732	0,8
E Traffic buildings	54 134	3,8
F Institutional buildings	7 835	0,6
G Buildings for assembly	13 418	0,9
H Educational buildings	8 885	0,6
J Industrial buildings	39 581	2,8
K Warehouses	25 964	1,8
L,N Other buildings	5 675	0,4

### *The building stock grew by 15 000*

There were 1 421 000 buildings in Finland at the end of 2008. The building stock grew by 15 000 from the year before. The number of buildings has increased by 259 000, or by about 22 per cent, from year 1990. There are about 77 000 old buildings completed prior to 1921, i.e. only five per cent of the building stock. Three-fourths of the building stock are detached houses. Blocks of flats and terraced houses account for only one tenth of the total number of buildings. Blocks of flats account for about one third of the total gross floor area of all residential buildings.

### *Two thirds one-storey buildings*

As much as over 64 per cent of the building stock are one-storey buildings. One-storey and two-storey buildings account for over 95 per cent of the total building stock. A total of 3.6 million, i.e. 68 per cent, of Finns live in buildings with one or two storeys. There were 25 000 buildings with four storeys or more and a little over million ( 1 075 000) Finns lived in them.

## Free-time Residences 2008

### Länsi-Turunmaa is the municipality with highest number of free-time residences 2008

Länsi-Turunmaa is the municipality with highest number of free-time residences, over 8 300 free-time residences. Next were Hämeenlinna, Kouvola, Salo, Raasepori, Kuusamo and Mikkeli. There were 481 700 free time residences in Finland at the end of 2008. Varsinais-Suomi was the region with the highest number of free time residences, i.e. 47 700. In Etelä-Savo and Pirkanmaa the number of free-time residences is also more than 40 000. The number of free-time residences is lowest in the regions of Central Ostrobothnia and Åland.

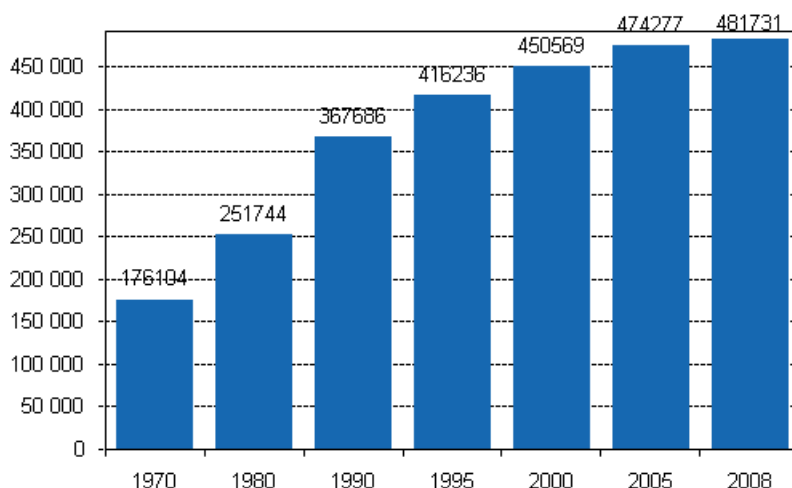
#### Highest number of free-time residences 31.12.2008

Area (Regional division based on Municipalities 1.1.2009)	Number of free-time residences
Länsi-Turunmaa - Väståboland	8 329
Hämeenlinna - Tavastehus	7 701
Kouvola	7 520
Salo	6 991
Raasepori - Raseborg	6 247
Kuusamo	6 200
Mikkeli - S:t Michel	5 698
Kuopio	5 208
Mäntyharju	4 664
Kemiönsaari - Kimitoön	4 463

### The number of free-time residences has grown fastest in the 1980s

There were 481 700 free-time residences in Finland at the end of 2008. The number increased by 3 400 from the previous year. The number of free-time residences has grown fastest in the 1980s. In 1990, there were 368 000 free-time residences, which is 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 1970–2008



### 4 300 free-time residential buildings completed in 2008

New free-time residential buildings completed during 2008 numbered 4 334. Construction of free-time residences has slowed down considerably from the rate of construction in the early 1990s. Only about one half of free-time residences were completed in 2008 as compared to the production in the early part of the 1990s. The whole

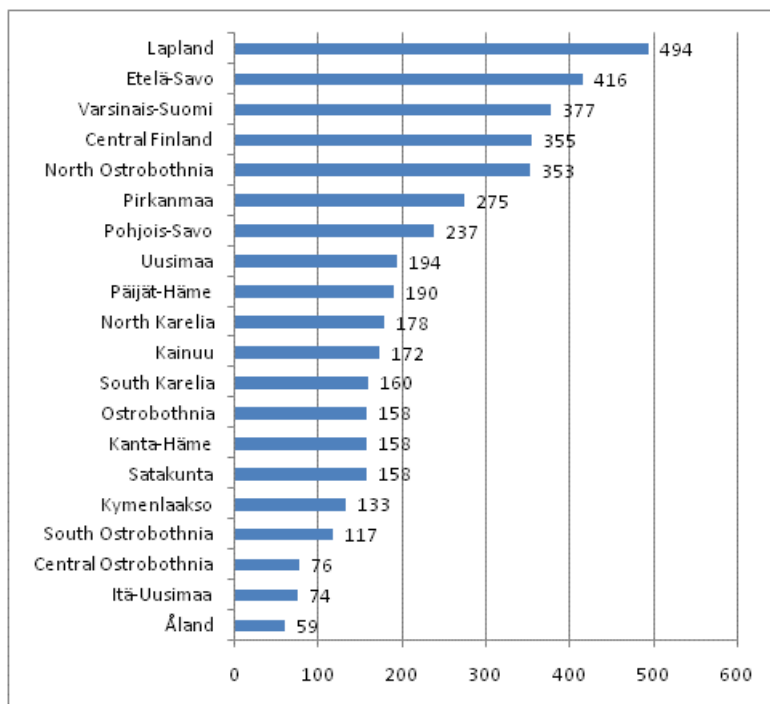
stock of free-time residences grew by about 20 per cent in the 1990s. This is clearly less than in the 1970s and 1980s, when the growth per decade was over 40 per cent.

### *Highest number of completions in Kuusamo*

Last year the highest number of new free-time residences were completed in the municipality of Kuusamo, i.e. 139. Next came the municipalities of Kolari, 127 and Kittilä, 90. In contrast, no new free-time residences were completed in as many as 33 municipalities in 2008. From the year 1990 the stock of free-time residences has grown most in Kuusamo, where their number has gone up over 2 251 since 1990. Next were Hämeenlinna, Länsi-Turunmaa, Kouvola, Orivesi, Kittilä, Raasepori, Salo, Mäntyharju, Kemiönsaari, Puumala and Asikkala, with increases of over 1 200 free-time residences in the period of 1990-2008.

In 2008, the number of new free-time residential buildings completed was highest in Lapland, 494, Etelä-Savo, 416, Varsinais-Suomi 377 and in Central-Finland, 355. Over 300 new free-time residences were completed in North Ostrobothnia. Since 1990 the stock of free-time residences has grown most in Etelä-Savo, with 11 000 more free-time residences than in 1990. The change in the stock has been smallest in Central Ostrobothnia and in Åland where the number of free-time residences has increased with 1 400 from 1990.

### **Free-time residential buildings completed by regions**



### *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 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, and Kärsämäki have the lowest number of free-time residences.

### *Average floor area of free-time residences 47 square metres*

The free-time residences built more recently averaged a larger floor area than free-time residences in general. The average floor area of the free-time residences built in 2000-2008 amounted to 62 square metres. The average

floor area of free-time residences was 47 square metres and the median was 40 square metres. On the other hand one free-time residence in four were in size 60 square metres or over.

#### **Free-time residences by floor area in 2008**

Floor area, m <sup>2</sup>	Number of free-time residences	%
Free-time residences, total	481 731	100,0
– 19	38 359	8,0
20 – 39	178 223	37,0
40 – 59	130 354	27,1
60 – 79	58 358	12,1
80 – 99	25 326	5,3
100 –	23 742	4,9
Unknown	27 369	5,7
Average floor space	47	..

#### ***Almost 800 000 Finns belong to household- dwelling units with a free-time residence***

Of free-time residences, 393 000 are owned by private persons. 88 000 free-time residences are owned by companies, communities and estates, or by foreigners. In all, 788 000 persons belonged to a household-dwelling unit that owns a free-time residence. Free-time residences are near the place of residence. Almost two third of free-time residence owners had a free-time residence in their region of residence. And one third 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 526 000. Etelä-Savo had the greatest number of summer residents, 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, Puumala, Ylöjärvi, Mikkeli, and Asikkala also number over 5 000. However, the greatest relative increase takes 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 61 years***

The average age of owners of new free-time residences completed in 2008 was 53 years. The average age of all free-time residence owners was 61. 22 000 of the owners were under 40, which is just six per cent of all free-time residence owners. Over 40 per cent of all free-time residences were owned by a household-dwelling units with two adults and only 15 per cent with children aged under 18. The average size of the household-dwelling unit with a free-time residence is 2.3 persons.

## Appendix tables

### 1. Buildings, dwellings and persons by type of building and number of storeys 31.12.2008

Type of building, number storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 421 188	2 767 925	5 219 284
1 - 2 storeys	1 349 630	1 657 771	3 608 304
3 - 9 storeys	51 529	1 086 426	1 577 577
10 + storeys	292	12 771	17 315
unknown number of storeys	19 737	10 957	16 088
Detached houses	1 082 511	1 112 142	2 674 740
Attached houses	75 109	382 273	696 753
Blocks of flats	55 925	1 218 633	1 758 564
1 - 2 storeys	16 769	141 329	199 568
3 - 9 storeys	38 543	1 060 878	1 536 899
10 + storeys	186	12 237	16 760
unknown number of storeys	427	4 189	5 337
Other than residential buildings	207 643	54 877	89 227
1 - 2 storeys	180 191	32 656	58 165
3 - 9 storeys	8 874	18 530	25 224
10 + storeys	99	523	536
unknown number of storeys	18 479	3 168	5 302

### 2. Buildings by intended use in 1980-2008

Intended use	Year			
	1980	1990	2000	2008
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 421 188
A Residential buildings	842 662	1 004 809	1 120 714	1 213 545
Detached houses	775 678	907 574	1 002 747	1 082 511
Attached houses	22 613	52 522	66 281	75 109
Blocks of flats	44 371	44 713	51 686	55 925
C-N Other buildings	92 183	157 601	178 910	207 643
C Shop buildings	21 926	33 138	40 294	41 419
D Office buildings	7 551	9 913	11 037	10 732
E Traffic buildings	10 640	36 784	45 225	54 134
F Institutional buildings	3 992	5 796	6 978	7 835
G Buildings for assembly	6 659	10 231	12 943	13 418
H Educational buildings	7 750	8 545	9 136	8 885
J Industrial buildings	19 507	29 106	36 437	39 581
K Warehouses	8 730	5 446	6 423	25 964
L,N Other buildings	5 428	18 642	10 437	5 675

### 3. Buildings by heating fuel 1970-2008

Heating fuel	Year				
	1970	1980	1990	2000	2008
Buildings					
Buildings total	837 948	934 845	1 162 410	1 299 490	1 421 188
District-/localheat	..	48 538	105 608	130 946	158 605
Oil, gas	320 171	347 498	306 750	320 934	322 530
Coal, coke	24 328	11 794	8 753	7 986	7 037
Electricity	41 872	178 707	357 743	455 752	540 986
Wood, peat	429 467	327 230	321 342	292 763	276 674
Other, unknown	22 111	20 578	62 214	91 243	115 356
%					
Buildings total	100,0	100,0	100,0	100,0	100,0
District-/localheat	..	5,2	9,1	10,1	11,2
Oil, gas	38,2	37,2	26,4	24,7	22,7
Coal, coke	2,9	1,3	0,8	0,6	0,5
Electricity	5,0	19,1	30,8	35,1	38,1
Wood, peat	51,3	35,0	27,6	22,5	19,5
Other, unknown	2,6	2,2	5,4	7,0	8,1

#### 4. Buildings by construction material 1960-2008

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
	2008	1 421 188	100,0	224 025	15,8	1 140 918	80,3	56 245	4,0
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
	2008	1 213 545	100,0	156 232	12,9	1 019 847	84,0	37 466	3,1
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
	2008	207 643	100,0	67 793	32,6	121 071	58,3	18 779	9,0



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*Housing 2009*

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