

SECOND HOMES AND THE DEVELOPMENT OF SOUTH SAVO

STUDY VISIT OF THE POLISH DEVELOPERS TO MIKKELI REGION
RURALIA INSTITUTE

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3.9.2018



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SECOND HOMES IN FINLAND

- There are 431,000 second homes owned by private individuals. In all, there were 507,200 second homes at the end of 2017 *.
- Nearly 819,000 Finns belong to a household-dwelling unit with a second home.
- The number of second homes in Finland is the biggest in the world in relation to the population.
- 67 per cent of second home owners come from other municipality to their second home. That is why second homes are very important for the regional development.
- Average age of the owners is 62 years

* Official Statistics of Finland (OSF): Buildings and free-time residences [e-publication].

ISSN=1798-6796. 2017. Helsinki: Statistics Finland [referred: 31.8.2018].

Access method:

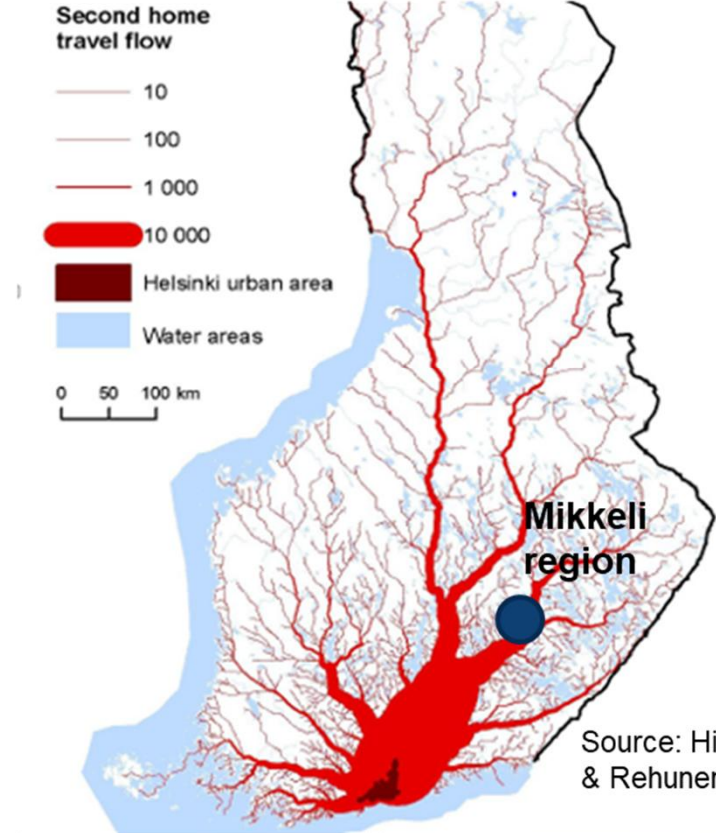
http://www.stat.fi/til/rakke/2017/rakke_2017_2018-05-25_tie_001_en.html



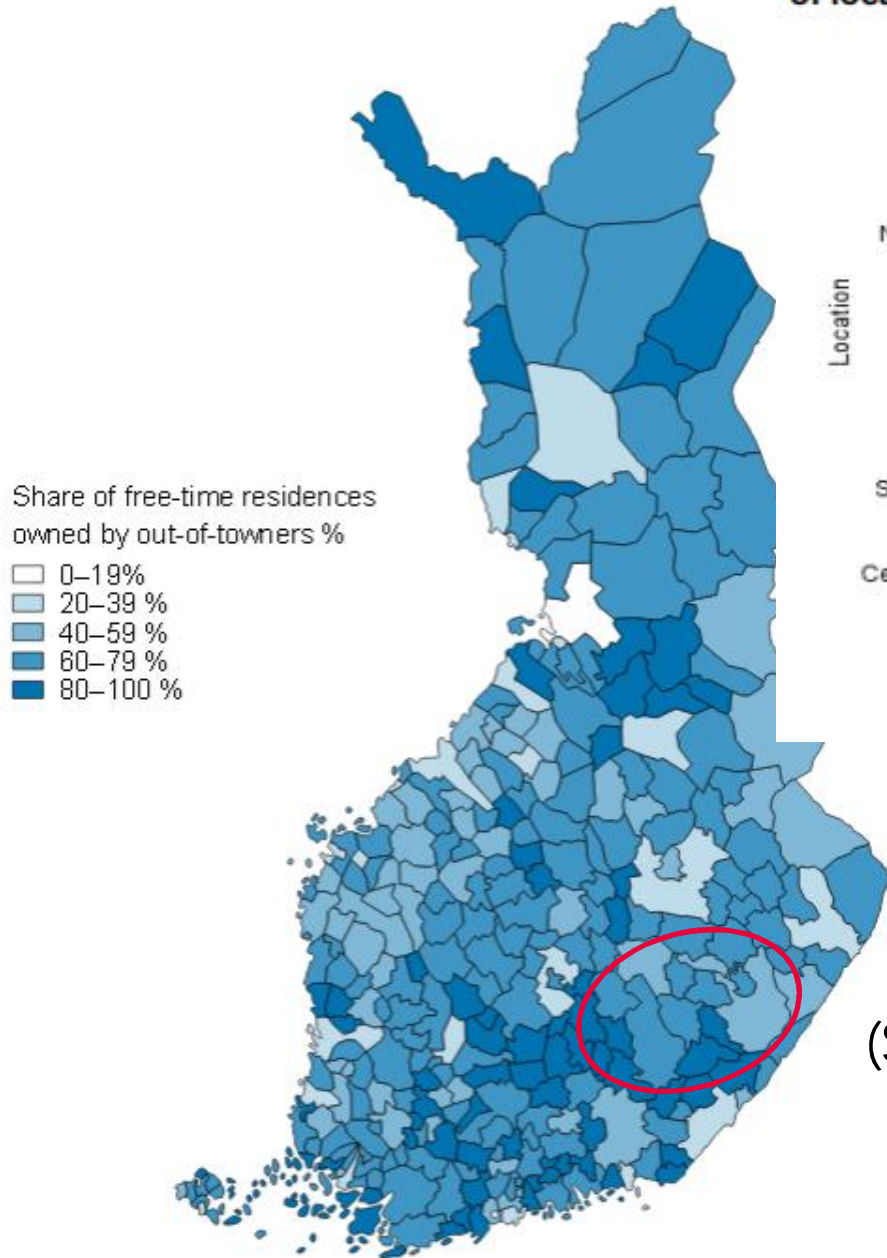
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BACKGROUND

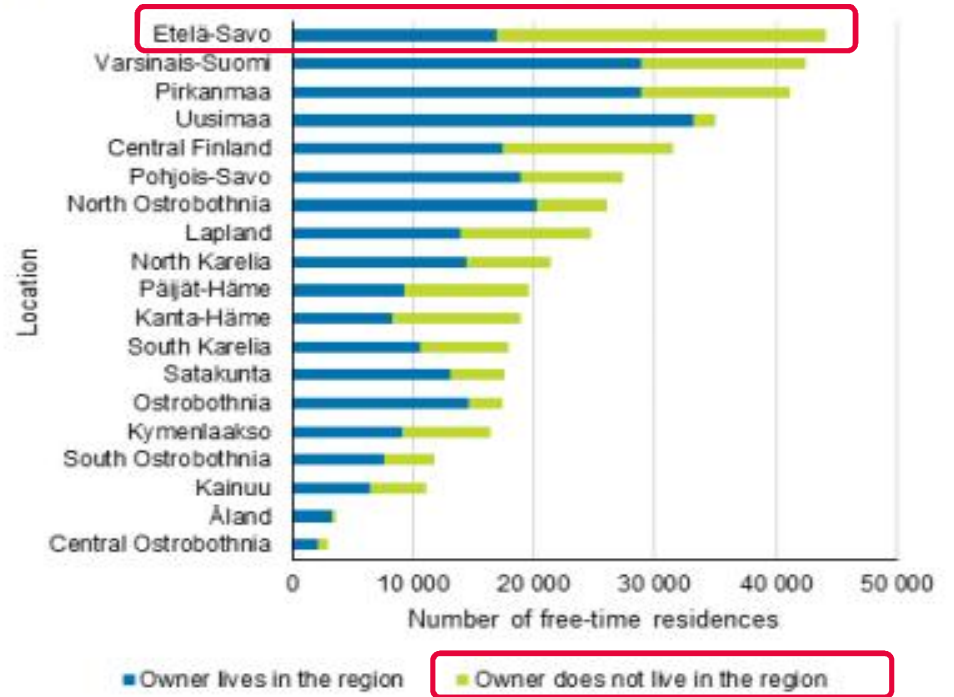
- The major second home stream of cars flows between the capital region and South Savo.
- There are increasingly second homes in the rural regions that undergo structural changes in Finland.
- Development of rural areas and multiple dwelling have been interweaved in Finland from the beginning of 20th century but especially from the 1960's when second homes were built increasingly.



Share of free-time residences owned by out-of-towners in 2017



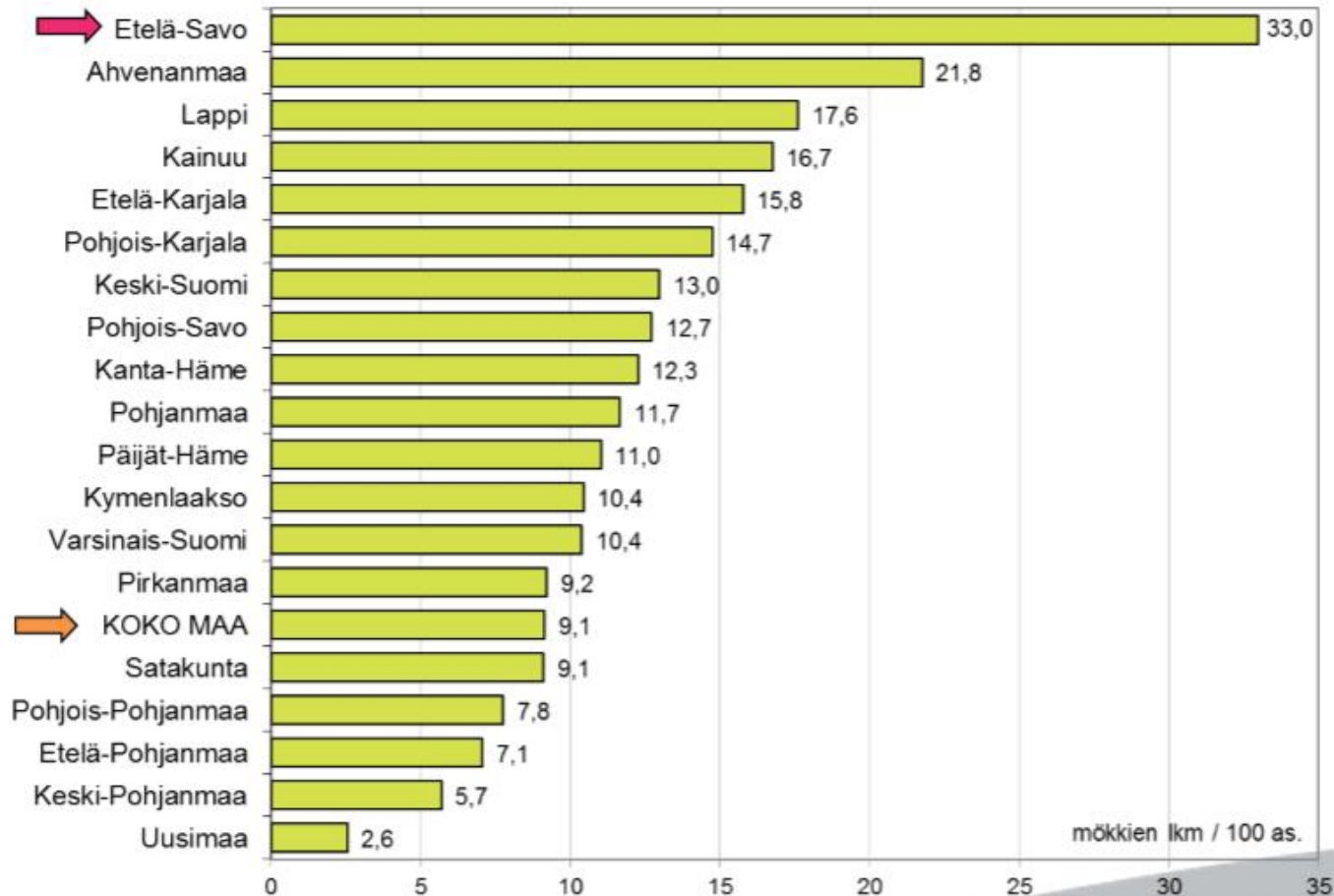
Number of free-time residences owned by private persons by region of location and the owner's home region in 2017



(Statistics Finland 2018)

NUMBER OF SECOND HOMES/ 100 PERS. IN PROVINCES OF FINLAND

Kesämökkit 100 asukasta kohti maakunnittain 2016

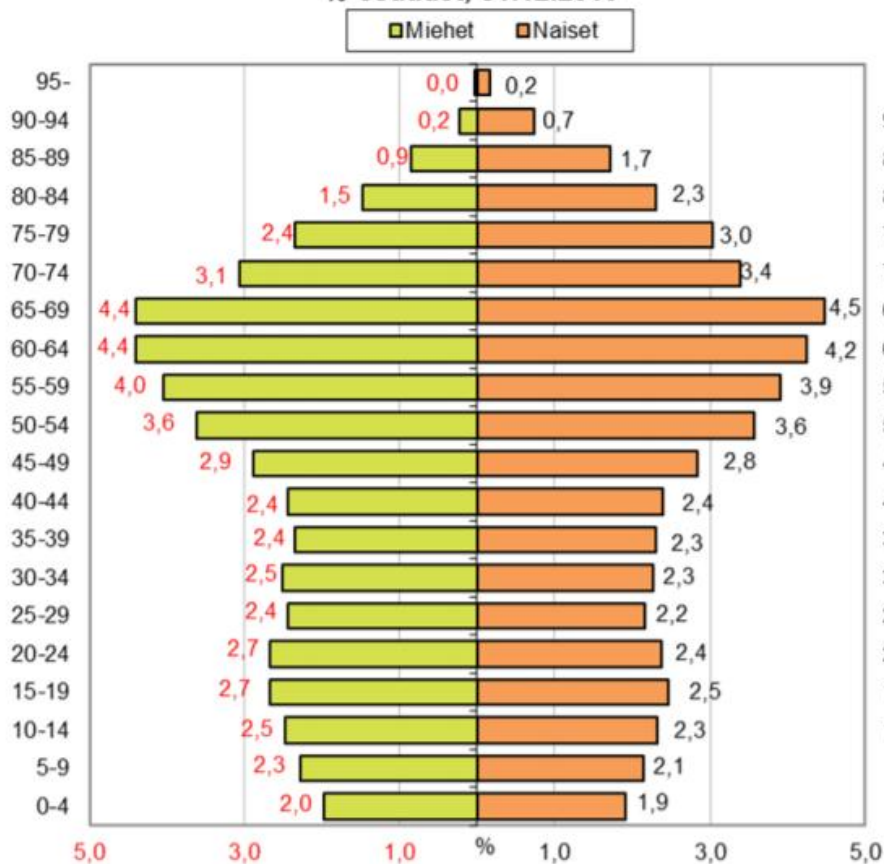


Source: Province
of South Savo

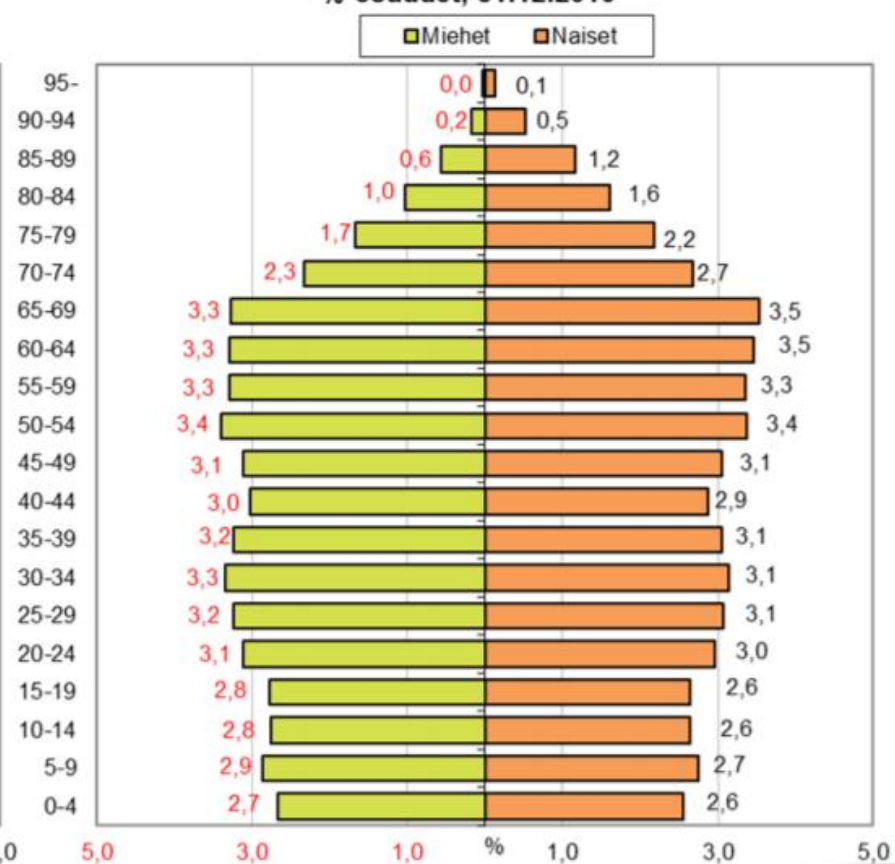
AGE STRUCTURE IN SOUTH SAVO AND FINLAND

Väestön ikä- ja sukupuolirakenne Etelä-Savon maakunnassa ja koko maassa, %-osuudet 31.12.2016, 1.1.2017 aluejako

Väestön ikä- ja sukupuolirakenne Etelä-Savossa, %-osuudet, 31.12.2016



Väestön ikä- ja sukupuolirakenne koko maassa, %-osuudet, 31.12.2016



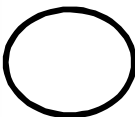
The expanding second home zone in Finnish lakeland

The relation between the number of second homes and permanent dwellings in 1 x 1 km grids

Kesämökkien ja vakituisesti asuttujen asuntojen määrän suhde 1 km x 1 km ruuduissa vuonna 2009

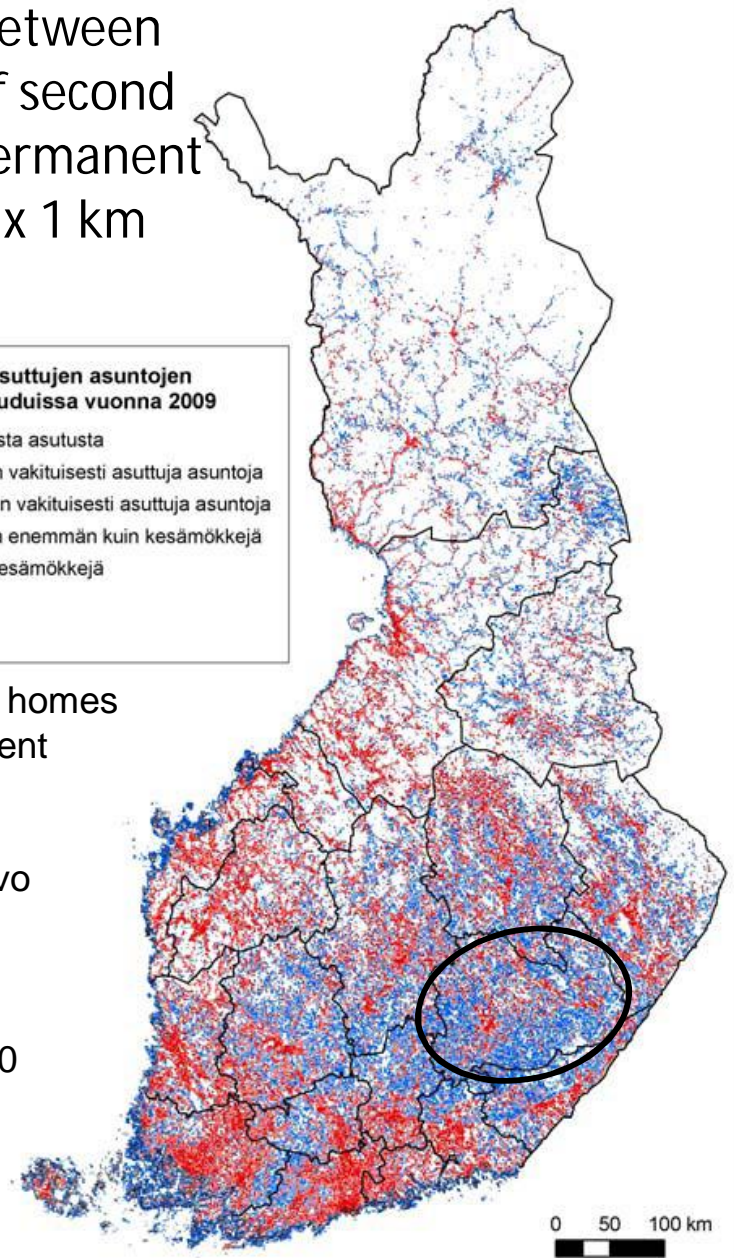
- Vain kesämökkejä, ei vakituista asutusta
- Kesämökkejä enemmän kuin vakituisesti asuttuja asuntoja
- Kesämökkejä yhtä paljon kuin vakituisesti asuttuja asuntoja
- Vakituisesti asuttuja asuntoja enemmän kuin kesämökkejä
- Vain vakituista asutusta, ei kesämökkejä
- Rannikko
- Maakuntaraja

Blue = only second homes
Red = only permanent dwellings

 = South Savo

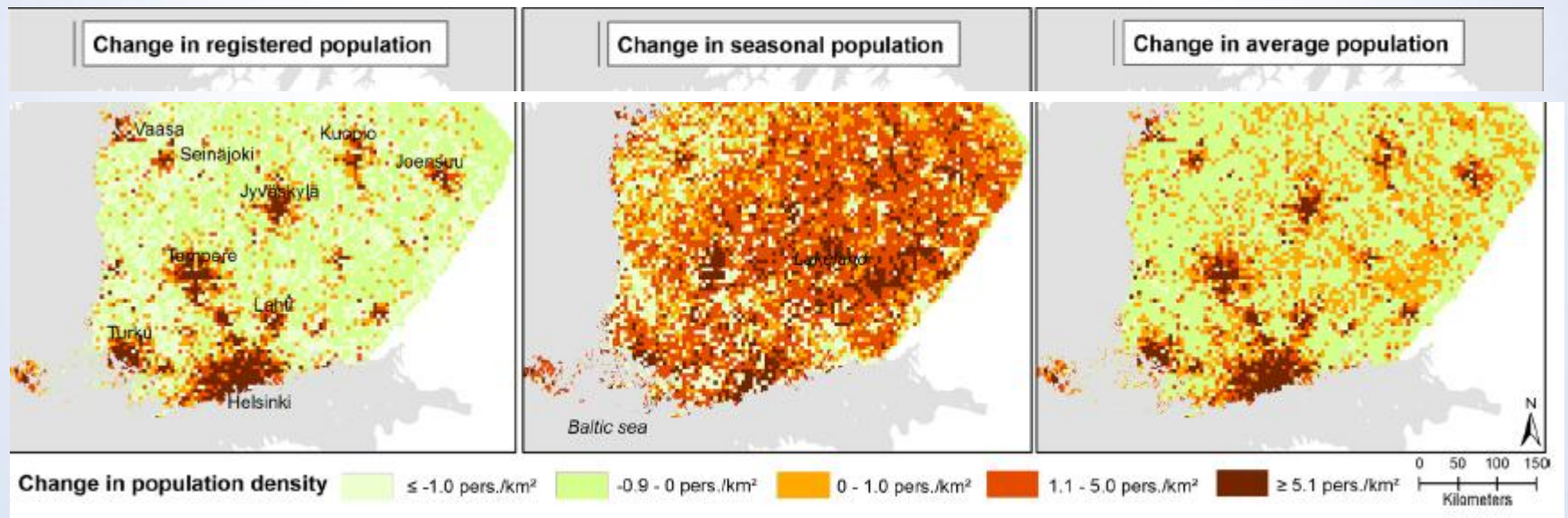
Map: Rehunen 2010

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Lähtötiedot kesämökeistä ja asunnoista:
VTJ/VRK 4/2010.
Maakuntarajat:
© Affecto Finland Oy,
Karttakeskus, lupa L4659.



HOW SECOND HOMES BALANCE EFFECTS OF POPULATION MIGRATION

Change from 1990 to 2010:



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Source: Adamiak, Pitkänen & Lehtonen (2016), GeoJournal, s. 11.

SPECIAL FEATURES OF MIKKELI REGION FROM THE PERSPECTIVE OF SECOND HOMES

- The positive economic impacts of second homes have been identified at national, regional and municipal level of Finland.
- In Finnish Lakeland and coastal areas second homes are often situated in the countryside. Larger, densely populated second home villages are common elsewhere (e.g. in Lapland and central Europe).
- The Second Home Region which covers a wide Lakeland area, alongside with rural residential area, is quite unique.
- A significant part of the second home owners have family roots in the municipalities where they have second home. This affects the local identity of second home owners in that area.



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THE MODERN SECOND HOME DWELLING AND SERVICE DEMAND

- The rural areas need the consumer demand of second home dwellers and second home dwellers need services provided by the same regions.
- The use of services is becoming more common than before. The changes are associated with the retirement of the baby boom generation, a reduction in their physical condition. The younger generation is more used to services than the older.
- Centralization of services, aging of service providers and other problems of traditional service environment has weakened the meeting of demand and supply.
- Typically, the entrepreneurs have responded to the new demand by adjusting its operations. Some of them have developed products proactively.



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Tanks!
Questions?