



# CITY OF HELSINKI

**ANNUAL REPORT 2008**



## HELSINKI

Helsinki – as the capital of the country – is the centre of administrative, economic and cultural life in Finland. Helsinki with its neighbouring cities forms a metropolitan area with about 1,3 million inhabitants and more than 50 000 companies. Helsinki is the heart of one of the fastest growing metropolitan areas in the European Union.

Helsinki offers safe and pleasant surroundings in which to live and work, plus a wide range of excellent transport connections. Helsinki is also the centre of expertise of a very high standard where universities and research institutes combine cutting edge competence on an international scale to provide an innovative business environment.

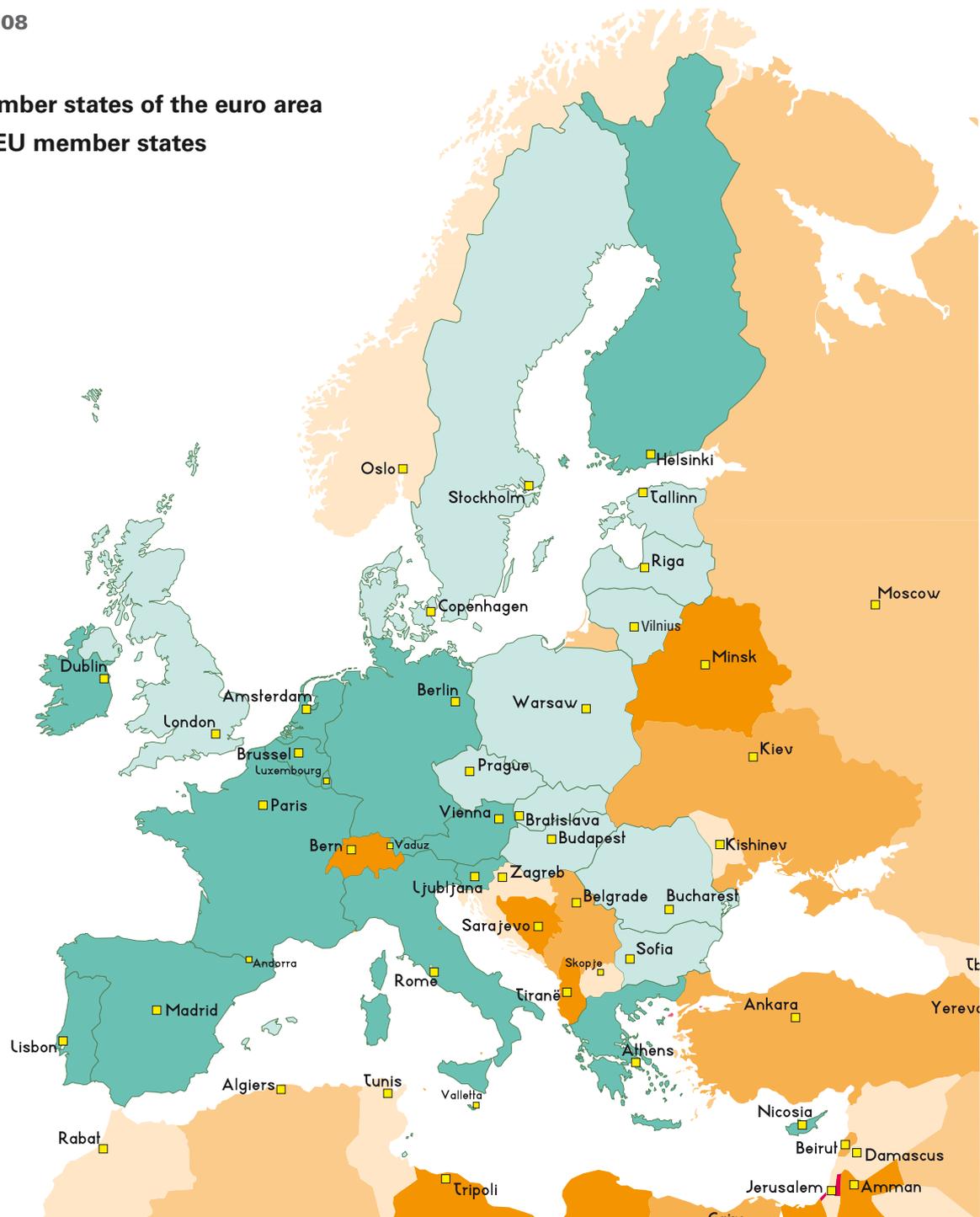
Finland is a member state of the European Union since 1995 and adopted the euro in 1999.

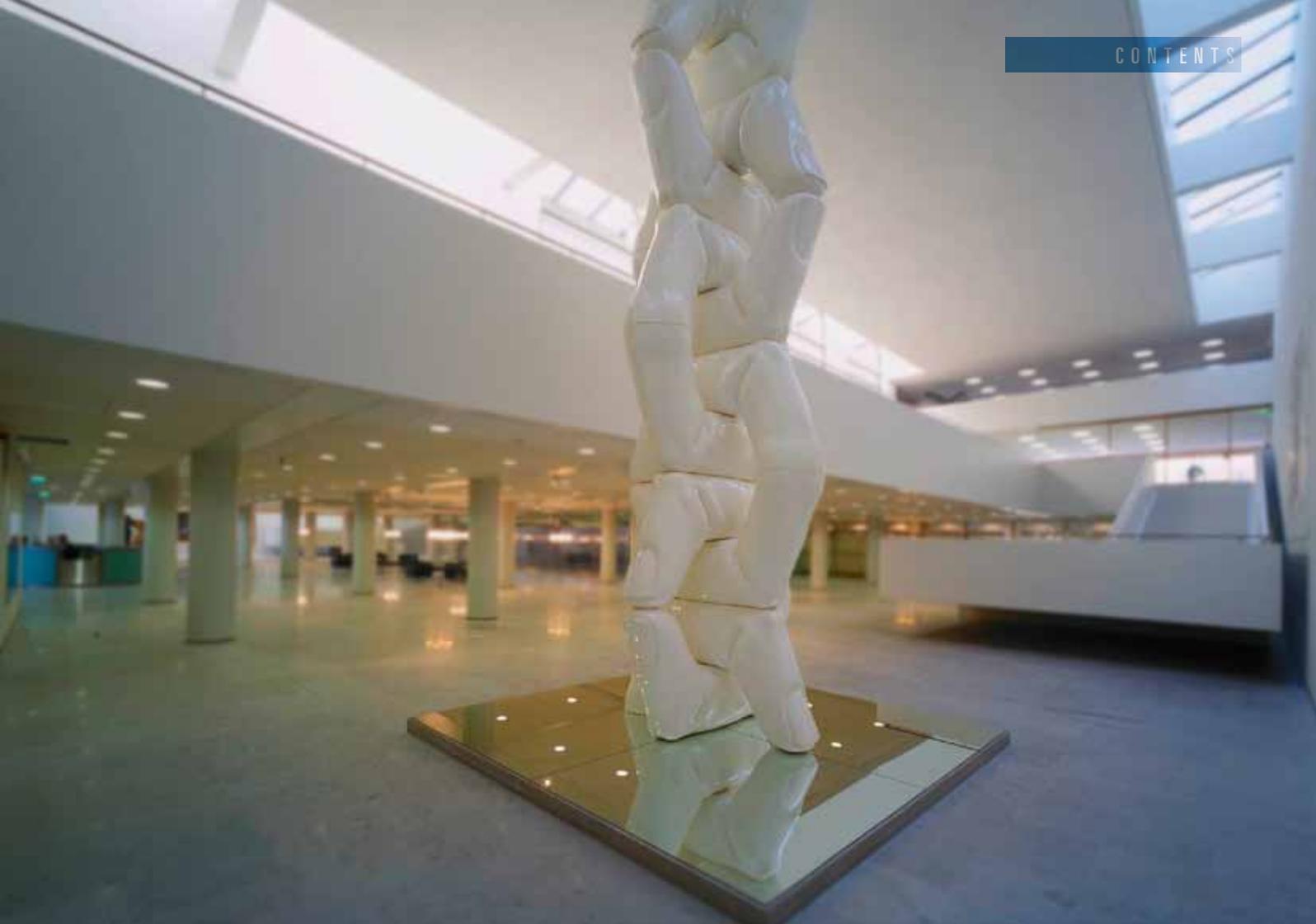
## HELSINKI OFFERS:

- A high standard of living
- Exceptional high-tech resources and capabilities
- A well-educated workforce
- Good availability of efficient business services
- Top competitiveness and creativity
- Benefits of the Eurozone membership
- Excellent infrastructure, ideally placed to serve the Russian and Baltic markets

## EUROPEAN UNION IN 2008

- EU member states of the euro area
- Other EU member states





# City of Helsinki Annual Report 2008

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PERTTI NISONEN



## A Message from the Mayor

**T**he impact of the international financial crisis reached Finland and the Helsinki region towards the end of 2008. The economic boom turned into a steep recession. The economic situation now requires efficient measures to make sure the impact on the city's services is as short-term as possible.

The City of Helsinki financial statements for the year 2008 still show rather nice figures. Tax revenues accrued more than anticipated. The operating income also exceeded the growth estimates. The impending significant decrease in tax revenues is forcing the city to adjust its expenses development to the income development.

The year 2008 included several operational milestones with an influence extending well into the future of Helsinki and the entire Helsinki region. The annexing of Sipoo's south-western parts and Vantaa's Västerkulla wedge to Helsinki was approved, opening new opportunities for

balanced development in the eastern parts of the city. Another major opportunity for building new residential areas materialised with the completion of the new Vuosaari Harbour, which made former harbour areas available near the city centre.

Helsinki has set the aim of increasing the housing production in the city to 5,000 dwellings per year. This target has not yet been reached. Towards the end of the year, the economic decline strongly slowed down housing construction and real estate business.

Cooperation within the Helsinki Metropolitan Area was further intensified. This is shown by the decisions made on integrating the water and sewerage systems and re-organising the regional public transport system. The strategic choices aiming at global competitiveness will enhance the region's economic and industrial development and know-how. The Helsinki region will continue to be developed on the basis of successful collab-



oration between the 14 municipalities in the region. The cooperation entails implementing the programme for land use and housing, which aims at an integrated urban structure and quality environment. The programme tackles the Metropolitan Area's future challenges posed by the increasing need for a workforce and the population growth.

The population growth in Helsinki was no less than 8,000 residents, including the 2,000 that live in the annexed Sipoo and Vantaa areas. To find growth figures as high as these, you have to go back 12 years. Most of the growth was due to domestic migration, but many more babies were born than before.

Environmental issues continued to be one of the foci in 2008. The city's operations were developed in an ecologically sustainable direction, demonstrated by, for example, the energy policies approved by the City Council early in the year.

The protection of the Baltic Sea has attracted a lot of attention, even internationally. Several actors in the Baltic Sea region have been actively involved in this cooperation.

In the October municipal elections, a new Helsinki City Council was elected for the years 2009–2012. For the first time, the City Council will now draw up a strategy for its entire term, which will then direct its operations and the city's development policies.

Equipped with these tools, the City of Helsinki is preparing to face the future and the economically uncertain times. ■

**Jussi Pajunen**  
*Mayor*

# Development in the hands of the City Council



PERTTI NISONEN

Chairman of the City Council  
Rake Hiltunen  
Social Democrat



PERTTI NISONEN

First Deputy Chairman  
Harry Bogomoloff  
Conservative



PERTTI NISONEN

Second Deputy Chairman  
Minerva Krohn  
Green

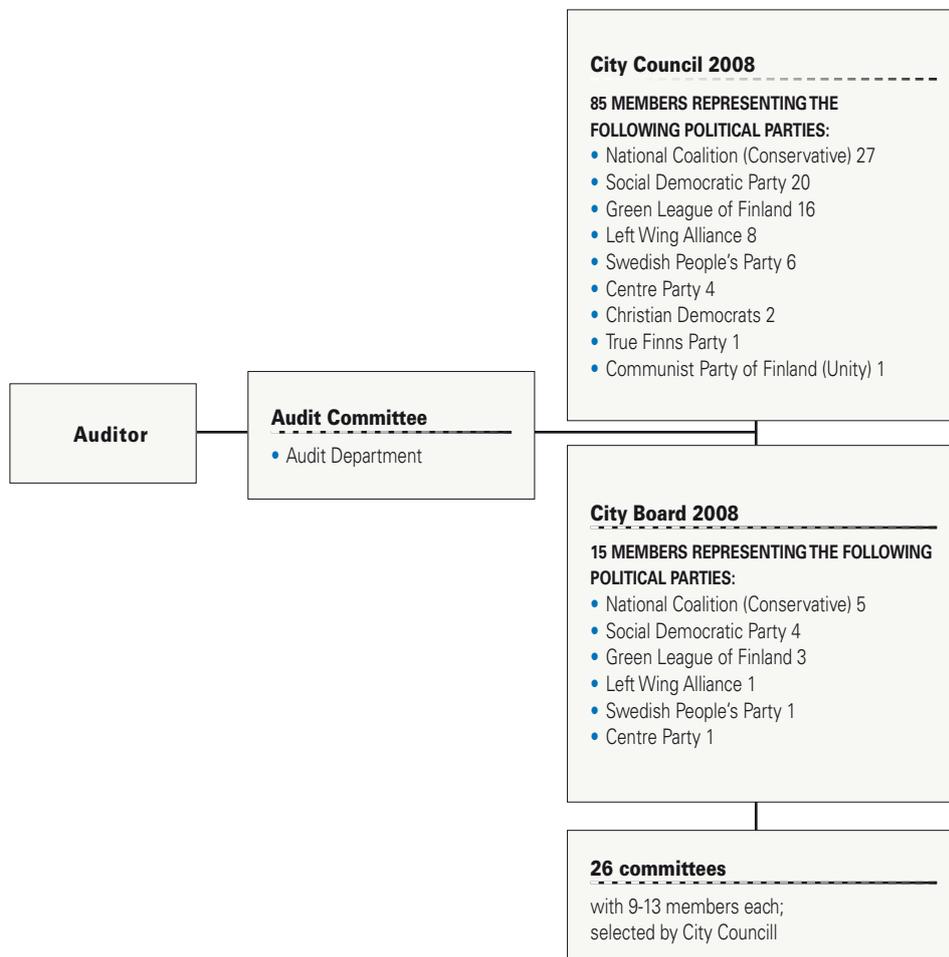
Under the division of powers between central and local government in Finland, municipalities enjoy autonomy in the administration of many of their affairs. Certain basic tasks are stipulated in the Local Government Act, and in addition to these, municipalities may voluntarily assume others. The only way in which the tasks entrusted to municipalities can be altered is by amending the Local Government Act or by special legislation.

## The City Council

The most important decision-making body in Helsinki is the City Council, the 85 members of

which are elected by direct popular vote every four years. The City Council elects its own Chair and two Deputy Chairs, the members of the City Board as well as the members of the various committees in proportion to the relative strengths of the various parties represented on it. The other main tasks of the City Council include deliberating budgets and balancing accounts, in addition to setting the general goals to be striven for by the City.

The City Council meetings are open to the public and media, if not otherwise decreed by the Council on special occasions.





PERTTI NISONEN

Chairman of the City Board  
Suvi Rihtniemi  
Conservative



PERTTI NISONEN

First Deputy Chairman  
Otto Lehtipuu  
Green



PERTTI NISONEN

Second Deputy Chairman  
Sirkka-Liisa Vehviläinen  
Social Democrat

### City Board

The City Board is responsible for

- administration and financial management
- preparatory processing of business to be dealt with by the City Council
- implementation of Council decisions
- examining the legality of Council decisions

The fifteen members of the City Board are elected by the City Council for two-year terms and in proportion to the Council's political composition.

### Mayor and Deputy Mayors

The Mayor and the four Deputy Mayors are each responsible for distinct sectors of work and report to the City Board. They follow activities in their respective segments and oversee the implementation of decisions. They are also responsible for preparatory processing of business within their remits and for reporting to the City Board on these matters. ■

## DEPARTMENTS AND OFFICES

### MAYOR

Administration Centre  
 Audit Department, General  
 Administration  
 Economic and Planning Centre  
 Helsinki Energy  
 Helsinki Water  
 Port of Helsinki

### DEPUTY MAYOR FOR PUBLIC WORKS AND ENVIRONMENTAL AFFAIRS

City Transport Department  
 Service Centre  
 Helsinki Wholesale Market  
 Supplies Department  
 Helsinki Textile Services  
 Centre of the Environment  
 Public Works Department  
 Fire and Rescue Department

### DEPUTY MAYOR FOR SOCIAL AFFAIRS AND PUBLIC HEALTH

Social Service Department  
 Health Centre

### DEPUTY MAYOR FOR CULTURAL AND PERSONNEL AFFAIRS

Educational Department  
 Finnish Adult Education Centre  
 Swedish Adult Education  
 Centre  
 City Library  
 City Art Museum  
 Cultural Centre  
 City Museum  
 Bureau of the Helsinki  
 Philharmonic Orchestra  
 Helsinki Zoo  
 Youth Department  
 Sports Department  
 Human Resources Department  
 Occupational Health Centre  
 Helsinki Urban Facts

### DEPUTY MAYOR FOR CITY PLANNING AND REAL ESTATE

City Planning Department  
 Real Estate Department  
 Housing Production Bureau  
 Building Regulation  
 Department



**Mayor of Helsinki**  
**Jussi Pajunen**

- General planning and management
- Budget and financial planning
- Accounts
- Internal auditing
- International affairs
- Information services and promotion of tourism
- Energy supply
- The Port of Helsinki: harbour services for freight and passenger traffic
- Water supply and sewage treatment

KEY FIGURES	
<b>THE ENTIRE CITY</b>	
Expenditure, EUR million	5,676.4
<b>THE MAYOR'S SECTOR</b>	
Operating income, EUR million	957.3
Operating expenses, EUR million	636.1
Operating expenses/inhabitant, EUR	1,110
Investments, EUR million	282.8
Personnel	2,713
Of the entire personnel, %	7.0

## The Mayor's Sector

### Economic growth shows signs of slowing down

The impact of the global financial crisis reached the Helsinki region with a delay. Early in the year, production still grew at a rate of about 5 per cent. In the last quarter, it decreased by 0.5 per cent. The industrial sector, construction and wholesale trade declined. The service sector still experienced growth, although at a much slower rate than before.

The employment situation in the Helsinki region was better than in the rest of the country. On average, there were 2.4 per cent more jobs in Helsinki compared to the previous year. Vacancies decreased slightly. On average, there were 12 per cent less unemployed than in the previous year, but the decline stopped in the final months of the year.

At the end of the year there were about 576,000 people living in Helsinki, which is almost 8,000 more than the year before. To find growth figures as high as these, you have to go back 12 years. Most of the growth was due to domestic migration, but more babies were born than in the previous year. At the end of the year there were more than 1.3 million people living in the Helsinki region.

### Growth and competitiveness

The annexing of Sipoo's south-western part and Vantaa's Västärkulla wedge to Helsinki from the beginning of 2009 was confirmed in January 2008. This arrangement enables the planning of new residential areas in the eastern parts of the city.

The opening of the Vuosaari Harbour was celebrated in November. Moving the port operations away from the West Harbour and Sörnäinen launched the planning and construction of new city sectors in these seaside areas.

The implementation of the economic and industrial strategy continued with determination. The City Board approved the Helsinki Metropolitan Area Competitiveness Strategy. The business counselling services provided by the Helsinki Business Development Unit and NYP Business Services were brought under the same roof, and the new centre was named EnterpriseHelsinki.

At the Economic and Planning Centre, a decision was made to turn the Payment Management Services into a municipal enterprise from the begin-

ning of 2009. A new Group Section was established in the City Board to rationalise Group steering.

IT projects focused on increasing the supply of electronic services. In a UN survey, Helsinki was rated as the third best city in the world in developing its web services and given the Digital Governance Municipalities Worldwide Survey 2007 award.

### Financial development of the municipal enterprises

Helsinki Energy's turnover was EUR 694.4 million, showing an increase of EUR 72 million. The turnover was increased by the high price level in the electricity market and the impact of increased fuel prices on heat tariffs. The electricity sales decreased due to tight competition and the heat sales declined due to the exceptionally warm weather. The profit before appropriations was EUR 274.9 million, which is EUR 12.4 million higher than in the previous year. Helsinki Energy's investments were EUR 61.9 million, the majority of which concerned the district heating plants and network.

Helsinki Water's turnover of EUR 101.1 million was slightly less than in the previous year. The surplus before reserves was EUR 2.9 million, which is significantly less than the year before. The surplus was reduced by the additional costs caused by the interruption in use of the Päijänne Water Tunnel and the modernisation of the sewage sludge upgrading methods. During the renovation of the Päijänne Tunnel, raw water was obtained from the River Vantaa. The quality of the drinking water remained good the whole time. A total of EUR 41.9 million was spent on investments, which is significantly more than in the previous years. They mostly concerned renovating the water supply networks and building new regional networks.

The Port of Helsinki cargo traffic suffered from the recessionary development in many of the trade partner economies. The overall cargo traffic decreased by about 10 per cent from the previous year's peak figures. The number of passengers grew to 8.9 million. The turnover was EUR 95.4 million – i.e., at the level of the previous year. The surplus before reserves was EUR 24.8 million. The total investments were EUR 145.5 million, of which EUR 135.1 million was invested in the Vuosaari Harbour, which was completed in the autumn.



### Fruitful regional cooperation

The Metropolitan Area Cities approved the new Cooperation Agreement for the years 2009–2012.

The 14 municipalities of the Helsinki region decided to continue their tried and tested cooperation in its present form. It was decided to start negotiations with the Cities of Lohja and Porvoo with a view to engaging them in the cooperation.

As a joint effort, the region's municipalities completed MAL 2017, the implementation programme for land use, housing and transport extending to 2017, and the Greater Helsinki Vision 2050 final report, which will serve as a useful basis for compiling the MAL 2050 Vision in 2009.

MetropoliLab, which specialises in food, water and environmental samples research, started operating at the beginning of the year. EVTEK University of Applied Sciences and the Helsinki Polytechnic Stadia merged to form the Helsinki Metropolia University of Applied Sciences.

Helsinki, Espoo, Vantaa and Kauniainen decided to create a joint public transport organisation and to integrate their water and sewerage systems into a joint organisation with the Helsinki Metropolitan Area Council's (YTV) waste management services. The reforms will be implemented from the beginning of 2010.

Letters of intent were negotiated with the State to speed up housing production and supply of plots, to implement the Helsinki Metropolitan Area Transport System Plan and to reduce long-term homelessness.

### Baltic Sea attracts international interest

The City Council approved the new goals and practical principles for international activities. According to the Greater Helsinki Vision, Helsinki will further develop as a dynamic centre for innovation and business based on the power of science, art, creativity and excellent services.

The focal points in international activities included exploring the feasibility of a fast Berlin-Helsinki-St. Petersburg rail connection, promoting joint marketing of the Baltic Sea region and launching a

challenge campaign aiming at the protection of the Baltic Sea. A new strategy was created for Helsinki-Tallinn Euregio in order to improve the economic, social and cultural cooperation in the Helsinki-Tallinn city twinning.

Safe and Secure Baltic Sea Region, the conference related to preparing the EU Strategy for the Baltic Sea Region, was organised in Helsinki together with the European Commission and the Council of the Baltic Sea States. Helsinki and the Commission also jointly organised the Covenant of Mayors conference related to the European mayors' climate and energy initiative.

Helsinki Centre, the joint representative office for the cities of Helsinki, Tampere and Kotka, and the Uusimaa Regional Council, was opened in St. Petersburg to promote industrial policies and urban relations.

The Tourist & Convention Bureau had more than half a million customers, and the cruise traffic brought 350,000 visitors to Helsinki.

### Information and events for the residents

The new Events Unit extended the traditional Helsinki Day to a Helsinki Week. The New Year celebration in Senate Square had a new twist offered by Season of Light, a light installation. International marketing events were organised in Paris and Berlin.

The City Hall quarters were revived by opening the City Hall lobby to the public. Moved from its previous premises in Jugendsali, Helsinki Information now serves as Virka Info with general information services and as Virka Galleria with exhibitions.

The new [helsinkikanava.fi](http://helsinkikanava.fi) site opened in November broadcasts the Mayor's meetings with local residents and the City Council's meetings both live and as recordings on the Internet.

Active measures were taken to inform the residents of the annexed areas from Sipoo and Vantaa about the services provided by Helsinki. This included, for example, delivering a service guide to each household. ■



## Public Works and Environmental Affairs

PERTTI NISONEN



Deputy Mayor  
Pekka Sauri

- Public transport services
- Municipal engineering and maintenance services
- Environmental affairs
- Fire and rescue services

### KEY FIGURES

Operating income, EUR million	672.4
Operating expenses, EUR million	751.2
Operating expenses/ inhabitant, EUR	1,311
Investments, EUR million	170.5
Personnel	6,292
Of the entire personnel, %	16.2

### Curbing climate change

Expertise related to climate change and energy efficiency became the key issues in the city's construction solutions. The planning and building instructions for low-energy construction were completed, and there were five low-energy construction projects in progress. The Display Energy Certificate showing the building's energy efficiency has been placed on 117 city premises.

The action plans for air protection and noise prevention were completed. The City Board approved the Climate Strategy drawn up jointly with the Metropolitan Area Cities. The energy policies approved by the City Council set the guidelines for climate work in the next few years.

The focal points in the Environment Centre's strategy are traffic and the Baltic Sea, and climate change and adaptation to it. The Baltic Sea challenge presented by the Cities of Turku and Helsinki in 2007 extended to a global level.

### The Talking Trash Bin – the hit of the year

According to a national survey, Helsinki residents are now more satisfied with street maintenance. The most critical feedback was given on the snow ploughing practices in pedestrian and bicycle lanes. The survey "Why does the city resident litter?" provided tools for communications targeted at young people.

The real hit of the year was the Talking Trash Bin. The four talking trash bins spoke with the voice of public figures when trash was thrown into them. The invention attracted global attention.

About 300 people volunteered to do clean-up work in the city on their own. A total of 23,500 people took part in the 230 traditional clean-up bees that were organised around the city.

The number of passengers on the Helsinki public transport increased. The growth in the public transport's proportion of the different transport modes even exceeded the target. Despite a lot of

special arrangements caused by tramline construction, the inconvenience for passengers was minimised through successful cooperation. In August, the tramline network was expanded with line 9 starting between Kolmikulma and Itä-Pasila.

### Construction continues

The largest completed street construction projects were the work on tram line 9 in Aleksis Kivenkatu, Fleminginkatu and Porthaninkatu, and the improvements on Teollisuuskatu. Major renovations were done in Kalevankatu, Mikonkatu and Mechelininkatu. New streets were built in Eiranranta, Salmisaari, Ilmala, Hermanninranta, Arabianranta, Viikki's Latokartano and the Vuosaari harbour and workplace district.

The management and development plans for streets, parks and other green areas were completed for Ala-Malmi, the southern neighbourhoods, Itäkeskus and Marjaniemi, Jollas, Kaarela and Käpylä.

New parks included the parks in the Eiranranta quarters, Toukola beach park, Viikinojanpuisto, Fallkullanpelto, Väinönlehto and Lill-Kallvikinpuisto. The parks that went through renovation were Liisanpuistikko, Alppiruusu- and Aino Aktén puisto and Katri Valan puisto.

The total volume of construction grew by 78%. The completed construction projects were the day care centre buildings Vikkeri and Inkivääri, and the renovations in the Laakso Hospital's Building 4 and the Högstadieskolan Lönkan/Tölö gymnasium school.

The supplier contract for the metro's automatic access control system was signed in December. The serial production of the low-floor section for the 1980s articulated tram began and the first car was completed in December.

The most large-scale purification of soil was conducted in the Ormuspellontie industrial estate, the Viikinmäki shooting track area and the



MIKKO URO



MIKKO URO

Pasila engineering works area, which will all be turned into housing areas. The work on purifying the soil in the Laajasalo oil terminal started.

The City Council approved the project plan for the new Environment Centre premises at Viikki. To be shared with the University of Helsinki, the new energy-efficient facility will be completed in 2011.

#### Wild rabbits and wild parking

Trees, bushes and other vegetation were attacked by a rapidly growing population of wild rabbits. To prevent further damage, means of reducing the rabbit population were studied and park vegetation was given protection.

Wild parking was another phenomenon in need of a clampdown. Tickets issued for parking violations rose by 19% on the year before. Idling and parking in the green areas as well as on pedestrian crossings and pavements were some of the issues raised during the parking control theme weeks.

#### Time of reorganisation

The City Council decided on the establishment of a new department, Construction Services, from the beginning of 2009 with the mission of producing expert, production and maintenance services for the construction field. The Public Works Department will concentrate on managing public areas, buying services and providing expertise in public works and construction.

In December, the City Council approved the decision to establish a joint municipal authority for organising the regional public transport system. The new organisation will start operating on 1 January 2010.

At the beginning of 2008, the Environmental Laboratory of Helsinki and the Food and Environmental Laboratory of Vantaa merged to create MetropoliLab, a municipal enterprise. The various departments of the member municipali-

ties are the largest customers of the new laboratory. Its first year was a time of developing and harmonising the sampling and analysis services. The budgeted annual target of 210,000 analyses was exceeded by 22%.

It was decided that Helsinki Textile Services be incorporated into Uudenmaan Sairaalapesula Oy from 1 January 2009. The city owns 30% of the company, and 70% is owned by the joint authority of the Hospital District of Helsinki and Uusimaa. The change ensures the continued availability of competitive textile care services in the future.

#### The Wholesale Food Market had its 75th anniversary

The City of Helsinki Wholesale Food Market celebrated its 75th anniversary. The Wholesale Market is developing its operations by modernising the freezing plant, improving the retail and wholesale area, and opening a centre of good food for consumers. The Wholesale Market's tenancy rate reached a new record level.

The customers of the Palmia Service Centre were especially pleased with the improved meal services. The Cleaning and Real Estate Services further developed the quality and range of their services.

Tendering procedures, instructions and model documents were harmonised in procurement. The Procurement Centre and the Administration Centre jointly drew up a procurement guide for the personnel working in procurement, and it is available in the city's intranet.

The number of personnel at the Rescue Department increased, almost reaching the level required by the service level decision. The shortage of resources and turnover of personnel at the National Emergency Response Centre resulted in too long response times – i.e., there were delays in putting phone calls through and starting medical care tasks. ■



**Deputy Mayor**  
**Paula Kokkonen**

#### SOCIAL AFFAIRS

- Children's day care
- Social welfare services
- Services for the elderly and the handicapped
- Immigration affairs

#### PUBLIC HEALTH CARE

- Municipal health services
- Municipal hospital services

KEY FIGURES	
Operating income, EUR million	234.2
Operating expenses, EUR million	2,082.3
Operating expenses/ inhabitant, EUR	3,634
Investments, EUR million	45.4
Personnel	20,707
Of the entire personnel, %	53.2

## Social Affairs and Public Health

### Better services for senior citizens

Helsinki launched new activities under the concept of well-being centres, piloted at the Kinapori and Riistavuori Service Centres and two premises of partner organisations. The well-being centres provide senior citizens with new options for taking care of their well-being and health. The novelties brought by the pilot project include service points that support self-care, and extended counselling services.

The care chain of patients with acute illness was successfully intensified even further, a process contributed to by the care chain nurses at the Health Centre. Thanks to their help and the support from the Home Care Services, it was possible to discharge or direct into lighter further treatment a third of the Hospital District of Helsinki and Uusimaa (HUS) patients that had been assessed as being in need of acute medical treatment. The flexible use of outsourcing services also contributed to creating efficient care chains.

In accordance with the City Council guidelines, the service structure of the care for the elderly was streamlined by freeing 50 beds from the long-term hospital. The Social Services Department, in turn, increased its service housing places with the equivalent number of places.

### New service strategy with new options

The new service strategy for the Social Services Department was completed at the end of the year and approved by the Social Services Committee in January 2009. The strategy is a management tool for re-structuring the methods of producing social services. Its starting point is a flexible multi-provider model based on the Social Services Department's own services and those provided by its strategic partners. The key objectives are to devel-

op the market in the social services sector, increase service options, support providers of in-home care and strengthen the civic society. The preparation was implemented through a new kind of collaboration between the Social Services Committee, the Social Services Department management and personnel, NGOs, RAY (Finland's Slot Machine Association) and entrepreneurs.

### Day care across municipal boundaries

From August onwards, families living in the Metropolitan Area were given the right to apply for a municipal day care place for their child in another municipality in the area. The municipalities defined the so-called joint day care areas, and families living in these areas may apply for a day care place across municipal boundaries. The cooperation between the Metropolitan Area municipalities also continued through VKK-Metro, the development project for early childhood education. Helsinki, Espoo, Vantaa and Kauniainen carried out a joint customer satisfaction survey. Over 85 per cent of respondents rated the functionality of day care in Helsinki as very good or rather good.

### Listening to children and young people

In the Services for Families with Children, preparations were made for the Children and Young People's Well-Being Plan 2009–2012 required by the new Child Welfare Act. The plan was drafted in collaboration with the Departments of Education, Youth and Public Health, the Hospital District of Helsinki and Uusimaa (HUS), and the City of Helsinki Urban Facts. From the Social Services Department, Adult Services and Child Day Care Services were also involved. The preparations have included extensive consultations with field workers, children, young people



MARI HOHTARI

and families. Representatives from the different branches of administration and multiprofessional networks have produced information on the well-being of children and young people and the functionality of services. In connection with the plan, the city opened a new web site, wellsinki.fi (in Finnish). The preparation of the Children and Young People's Well-Being Plan will continue in 2009.

#### **Dwellings for 750 homeless people**

In September, the City of Helsinki and the State signed a letter of intent to reduce long-term homelessness. Helsinki aims at halving the city's long-term homelessness by 2011. This means arranging accommodation for about 750 long-term homeless people. According to the Social Services Department implementation plan, shelters will be converted into units of support housing, new dwelling units will be established and small-sized flats purchased. The first new dwelling unit opened its doors in Suutarila in the final months of 2008.

#### **All branches of administration to promote the health of Helsinki residents**

The lifestyle changes of Helsinki residents were supported with the city-wide Smoke-Free Helsinki Programme (2007–2015). The programme, led by the Health Centre, challenged the city's branches of administration and public health organisations to support Helsinki residents in smoke-free living. Concrete measures included putting up Smoke-Free City signs in city premises and conducting a survey in March, where people visiting health care offices were asked questions about smoking.

The Mayor encouraged all branches of administration to use the Proposal Preparation and

Rapid Health Impact Assessment instructions compiled by the Health Centre. The branches of administration started to receive training in health impact assessment in the autumn.

The Healthy Helsinki Programme (2007–2011) continued in the Herttoniemi area. The key idea of the programme is broad cooperation between the residents and the different branches of administration, enterprises and organisations. Using a real-life test environment (Living Lab), the aim is to develop new services and solutions for health promotion. During 2008, four separate projects were launched within the programme.

#### **Attention to people in danger of social exclusion**

Health promotion for Helsinki residents in danger of social exclusion took a step forward as the Intensive Care Outpatient Unity at Aurora Hospital was made permanent. The clinic offers treatment for patients with psychiatric symptoms who are perceived as dangerous due to their behavioural problems and thus find it difficult to approach the usual psychiatric services. Replacement treatment for drug abusers became available at the health stations in the autumn.

Social exclusion among the elderly was being prevented through the Promising Practices project by the Home Care Services, in cooperation with the University of Helsinki. In continuation of the Time out! Project that sought to prevent the social exclusion of young men, new measures for supporting young people to complete their vocational degree were planned together with the Social Services Department, Education Department, and the National Research and Development Centre for Welfare and Health (STAKES). ■



MARI HOHTARI

PERTTI NISONEN



**Deputy Mayor  
Tuula Haatainen**

- General and vocational education and training
- Adult education services
- City library services
- Cultural affairs
- Sports
- Youth activities
- Personnel policy

KEY FIGURES	
Operating income, EUR million	61.7
Operating expenses, EUR million	797.0
Operating expenses/ inhabitant, EUR	1,391
Investments, EUR million	69.9
Personnel	8,267
Of the entire personnel, %	21.2

## Cultural and Personnel Affairs

### Smaller study groups in upper secondary schools and comprehensive schools

The number of pupils attending comprehensive school decreased by almost 1,000 from the previous year. In basic education, the number of pupils with special needs and pupils from an immigrant background continued to increase, as did the number of students at upper secondary schools and vocational institutions. The number of lessons was increased in basic education and upper secondary schools, making it possible to provide teaching in smaller groups than before.

The European School started operating. Finnish-Chinese teaching started at Meilahti's comprehensive schools for grades 1-6 and 7-9. In vocational education, the aim is to start offering teaching in English. To prepare for this, a large training programme in English was launched for the teachers.

The Education Department improved its electronic services: parents can now enrol their child into school electronically through the Wilma portal.

### Two quality awards to the City Library

The Cultural Office promoted cultural activities in the city by giving a total of 500 grants to various cultural actors and events. In the spring, the Cultural Office organised a Helsinki Market in Paris showcasing Helsinki and its cultural know-how. Info Bank, the website for immigrants, was greatly enhanced and became a clearly national service.

The City Library was especially happy to receive the Finnish Quality Award 2008 in the category for the public sector and non-profit communities. Library 10, one of the City Library units, won the Finnish Quality Innovation of the Year competition. The use of HelMet, the web service provided by the Helsinki Metropolitan Area li-

braries, continued to increase, and the service is now widely known.

Preparations for the Helsinki Central Library project go ahead. The report on the project, Central Library – the Heart of the Metropolis, was published in March.

### Municipal elections attracted young people

The Voice of the Young team led by the Youth Department was involved in running an "election machine", an Internet site where young people had prepared questions for the candidates. The machine was used by 230,000 visitors to the site. IRC Galleria, a popular Finnish social networking site, also organised election panel discussions.

During the schools' winter break, the Cable Factory organised Reaktori, a week-long event that gave young people the opportunity to explore a variety of cultural and sports pursuits, youth organisation activities, to receive help and advice, and, of course, to meet with other young people. The event attracted more than 12,000 visitors.

### Desire for learning, joy of exercise

The Finnish Adult Education Centre is still the largest liberal adult education institution in Finland. The Swedish Adult Education Centre, Arbis, is, in turn, the largest Swedish-language liberal adult education institution in Finland. Together, the two centres produced over 120,000 lessons for the joy and benefit of their students.

Liikuntahulinat, a weekly event at the Liikuntamyly sports hall, kept attracting families with young children. The new gym suitable for senior citizens at the Töölö Sports Hall, and Seniorisäpinät, another weekly event at Liikuntamyly, inspired the elderly to exercise as well. The mild winter brought a record number of skaters onto the artificial skating rinks.

Based on resident and customer surveys, Hel-



PERTTI NISONEN

sinki residents are satisfied with the sports services. They think that especially the services at the beaches, outdoor swimming pools, and sports fields and parks have improved over the last few years.

The Helsinki Zoo again attracted about half a million visitors. Pukki Restaurant, which dates from 1884, was renovated. A new aviary was completed for the Steller's sea eagles, which are vulnerable in the wild.

### Exhibitions and museums popular, the orchestra had a jubilee year

The exhibitions at the Helsinki City Art Museum attracted visitors. Havis Amanda, the last exhibition at Jugendsali, Pixar – 20 Years of Animation at Tennis Palace Art Museum, and The Magical Landscape at Meilahti Art Museum, displaying works from the State Tretyakov Gallery in Moscow, were especially popular.

The number of visitors to the Helsinki City Museum doubled from the previous year. The main reason for the huge increase was the removal of admission fees at the beginning of 2008. The City Museum has also strengthened its communications.

Korjaamo, a new culture centre, was opened in collaboration with the City Museum, Cultural Office and Korjaamo Culture Factory. The new culture centre makes it possible to develop the Tram Museum into a more interactive place. In June, the Gustavian Café at the Sederholm House attracted almost 10,000 visitors in less than a week.

The Helsinki Philharmonic Orchestra continued its 125th jubilee season by recordings with singers Juha Uusitalo, Soile Isokoski and Matti Salminen as soloists. The jubilee season culminated in concert tours to Germany and Estonia. John Storgårds, the orchestra's Chief Conductor, took the orchestra on its first visit to China. In

November, the orchestra received the prestigious French Diapason d'Or award for its recording of Sibelius' Kullervo.

### Focusing on well-being at work

The personnel were more active in responding to the questionnaire on well-being at work. At the same time, the expectations for utilising the questionnaire in the work communities increased.

The supply of personnel was nurtured through apprenticeship training and recruitment training. The city's visibility as an employer was promoted by attending several recruitment events, among other things.

The Immigration Unit continued to develop the immigrant services and their guidelines together with the different branches of administration. Rapid progress was made in, among other things, the development of electronic and personal counselling services for immigrants.

In occupational health, more attention has been paid to work-related well-being. The objective has been to promote the health impact of work and to anticipate work-related risks. The models for early support and management of well-being at work developed at the Occupational Health Centre have attracted a lot of interest, and they represent the best practices in the field.

### Wide range of information on the web

The wide range of information produced by the City of Helsinki Urban Facts is also available on the Internet. The topics include demographic development, population well-being, competence, education and training, entrepreneurship and competitiveness in Helsinki and the region, as well as housing, municipal elections, cultural events and the municipal economy. The City Archives completed SINETTI, an archive database, which was also taken to the Internet. ■



PERTTI NISONEN

Deputy Mayor  
Hannu Penttilä

- Urban and traffic planning
- Land purchases and transfers
- Real-estate management
- Municipal housing - production and repair
- Building regulation

## KEY FIGURES

Operating income, EUR million	541.0
Operating expenses, EUR million	208.8
Operating expenses/ inhabitant, EUR	364
Investments, EUR million	126.2
Personnel	936
Of the entire personnel, %	2.4

## City Planning and Real Estate

The sharp change in the economic cycle in the late summer made the year rather exceptional. In the spring, when the implementation programme for land use and housing until 2017 was approved – both Helsinki's own and the joint one between the 14 municipalities of the Helsinki region – the market situation in the construction field was heated and the inflation rate was expected to rise. Also in the spring, the Helsinki region municipalities and the State signed a letter of intent to speed up housing production and supply of plots.

The impact of the global financial and economic crisis could only be guessed at first: the interest rate first went into a steep climb, only to drop dramatically towards the end of the year. The city stuck to its objective of making a strong budget with investments in the vacated port areas and building 5,000 new dwellings per year, of which one-fifth would be State-subsidised rental housing production. The completion of the large Vuosaari Harbour in November brought silence to the harbours in the inner city. The City Council approved the component master plans for Sörnäisten-Hermanninranta, or the areas of Kalasatama, Kuninkaantammi and Kruunuvuorenranta. The town plans approved by the City Planning Committee contained a total of 442,000 m<sup>2</sup> (gross) for housing construction and a total of 451,000 m<sup>2</sup> (gross) for the construction of business premises.

### Vision for the city and region

The growth of Helsinki and the surrounding region is an essential factor in Finland's success, and the success of Helsinki depends on the whole region. The target is to create a situation whereby the city and the region grow with integrity, improving the quality of the environment. A report on the region's development picture outlining future land use was completed. The winning entries in the international Greater Helsinki Vision 2050 ideas competition were further refined by consultants.

### A tram line from Kruunuvuorenranta to the city centre

One of the starting points for the Kruunuvuorenranta plans is for the area to have a public transport connection to the city centre. As a basis for further planning, the City Council approved the option of a tram line bridge for Laajasalo-Korkeasaari-Sompasaari-Kruununhaka. In planning the Laajasalo public transport, preparations were made for an expanded tram line solution.

### Planning of Koivusaari started

The plan is to build one of the Länsimetro stations at Koivusaari, located west of Lauttasaari, to be surrounded by a housing and working area with a maritime character. The international ideas competition related to the planning of Koivusaari received more than a hundred entries. This was also an opportunity to test the new practice of letting the public freely comment on the entries prior to the jury's decision.

### Planning principles for the annexed area

The Supreme Administrative Court ratified the Government's decision to annex the south-western part of Sipoo and the south-eastern corner of Vantaa to Helsinki from the beginning of 2009. The planning principles for the area aim at creating a town of single-family houses with about 30,000 residents, with a strong emphasis on public transport. The planning work in the annexed area is continuing in cooperation with Vantaa, Sipoo, Porvoo and the area's Regional Councils.

### Laituri opened its doors

In the summer, the City Planning Department opened Laituri, a new information and exhibition space. Located in the old bus station building, Laituri provides information on Helsinki's plans and development projects. By the end of the year, it had attracted more than 16,000 visitors.

### Real estate branch in good shape

The year 2008 was economically good for the Real Estate Department. The operating margin was EUR 355 million – i.e., almost four per cent



more than the budget estimate. The land sales revenues amounted to EUR 46.4 million. The investments in housing construction totalled EUR 146.2 million.

The school and day care issues in the annexed area were solved when the Sipoo Municipal Board and the Helsinki Real Estate Committee approved a rental agreement in November. Mapping work and acquisition of geographical data in the annexed area were started, as was the inventory and acquisition of information concerning soil and bedrock.

The continuation of the 100 or so ground lease agreements ending in 2010 was discussed by the Real Estate Committee. The proposal was preceded by a lively discussion. The new City Council should make a decision on the grounds for renting in the spring of 2009.

The construction of the Music Hall progressed as planned, and the building will be completed in the spring of 2011. The first rental agreements related to the Tori Quarters near the City Hall were made, with the intention of reviving the area.

The prepared proposal for turning the Premises Centre into a municipal enterprise was rejected by the City Board. The Geotechnical Division's ground survey tasks were transferred to the new Construction Services at the beginning of 2009.

### Construction plunged from the peak to the bottom

Construction still continued at a reasonable level early in the year, but slowed down towards the end of the summer. Some signs of this could be seen in the first few months of the year when project starts, especially for the most expensive owner-occupied dwellings, were postponed or projects already started were brought to a halt. In the early autumn, the financial and economic crisis ravaged the demand and the production of owner-occupied dwellings stopped almost completely. However, the high level of the city's investments will enable us to continue with a significant amount of new construction, renovation and construction of infrastructure in new areas in the future as well.

The cubic metres of the building permits granted decreased from the previous year's 5.16 million to 3.45 million, or by 31 per cent. The number of permit applications only decreased by 5 per cent.

The Building Regulation Department adopted a new operational information system and prepared for electronic services. The drawings related to the annexed area were moved from Sipoo's archives to the Helsinki Building Regulation Department.

In October, the Helsinki Metropolitan Area's building regulation organisations set up more than ten working groups to establish joint practices and procedures.

### Chillier times in the housing market

According to preliminary reports, a total of about 2,800 dwellings were completed in Helsinki in 2008.

In the city's own production, the construction of 543 dwellings was started. This falls short of the land use and housing programme targets by 957 dwellings. The shortfall was highest in the ARA rental dwellings, which was partly due to the shortage of plots. The city's production of owner-occupied dwellings was adjusted to the slow-down in the housing market, and only one 40-dwelling project was started in Arabianranta. The plans for launching several projects were ready.

During the year, the Housing Production Department had a total of 204 rental dwellings, 74 right-of-occupancy dwellings, 39 price-controlled owner-occupied dwellings and 95 unregulated owner-occupied dwellings built and completed. The demand for the right-of-occupancy housing remained good.

Renovations were started in 779 dwellings and completed in 1,434 dwellings, with special attention paid to life-cycle costs and energy efficiency.

The Housing Production Commission and Office celebrated their 60th anniversary with a special topping-out ceremony in Laajasalo. In connection with the renovations at Laajasalon Kiinteistöt Oy, 54 new dwellings were built on the roofs of the blocks of flats built in the 1970s. ■

# Financial statements 2008

The result for the City of Helsinki in the financial year 2008 indicated EUR 290.7 million and the surplus after adjustments to reserves and funds was EUR 292.3 million. The municipal enterprises' share of the surplus totalled EUR 244.7 million and the share of other operations EUR 47.6 million.

The operating margin was EUR 2,116.7 million, which is EUR 158.6 and 8.1 per cent higher than in 2007. The operating revenue increased by 7.8 per cent and the operating expenses by 8.4 per cent. The operating revenue and expenses from municipal enter-

prises grew more than those from other operations. The operating revenue from other operations increased by 5.7 per cent and the operating expenses by 6.4 per cent. The growth percentages of other operations' revenue and expenses were influenced by the corporatisation of the Helsinki Polytechnic Stadia from 1 August 2008.

The tax revenue increased by 6.6 per cent from the previous year. The municipal tax revenue grew by 6.1 per cent and corporate tax revenue by 10 per cent. Tax revenues accrued EUR 81.9 million more than anticipated in the budget, and the sum came from mu-

## INDICATORS FOR THE FINANCIAL STATEMENTS 2008

Indicators for the profit and loss statement	2008	2007
Share of operating revenue from operating expenses, %	42.9	43
Annual margin, million euros	539.8	544.8
Share of annual margin from depreciation, %	181.3	182.4
Annual margin, euros/inhabitant	942	959
Annual margin excl. public utility companies, euros/inhabitant	306	294
Number of inhabitants	573,011	568,400
Indicators for the funds statement	2008	2007
Internal financing of investments, %	77.9	85.3
Internal financing of capital expenditure, %	74	70
Debt servicing margin	5.9	4.5
Cash 31 December, 1,000 euros	684,448	780,553
Cash sufficiency, days	55	67
Indicators for the balance sheet	2008	2007
Gearing ratio, %	77.5	76.9
Relative indebtedness, %	33.4	35.3
Debt-to-equity ratio, %	659	718
Loan portfolio, 31 December, million euros	1,150	1,263
Loans, euros/inhabitant	999	1,021
Loan receivables, 31 December, million euros	775	804

## CALCULATION FORMULAE FOR INDICATORS FOR THE FINANCIAL STATEMENTS 2008

### Indicators for the profit and loss statement

#### Share (%) of operating revenue from operating expenses

= 100 \* Operating revenue / (Operating expenses – Manufacturing for own use)

#### Share (%) of annual margin from depreciation

= 100 \* Annual margin / Depreciation

#### Annual margin, euros/inhabitant

A municipality-specific target value for this indicator can be obtained by dividing the average level of investments by the number of inhabitants.

### Indicators for the funds statement

#### Internal financing of investments, %

= 100 \* Annual margin / Original acquisition costs of investments

#### Internal financing of capital expenditure, %

= 100 \* Annual margin / (Original acquisition costs of investments + Net increase in lending + Loan amortisations)

#### Debt servicing margin

= (Annual margin + Interest expenses) / (Interest revenue + Loan amortisations)

#### Cash 31 December

= Financing securities as well as cash in hand and bank receivables

#### Cash sufficiency, days

= 365 days x Cash 31 December / Cash payments in the financial year

### Indicators for the balance sheet

#### Gearing ratio, %

= 100 \* (Capital + Depreciation difference and voluntary reserves) / (Balance sheet total – Advances received)

#### Relative indebtedness, %

= 100 \* (Liabilities – Advances received) / Revenue

#### Loan portfolio 31 December

= Liabilities – (Advances received + Accounts payable + Accruals + Other payables)

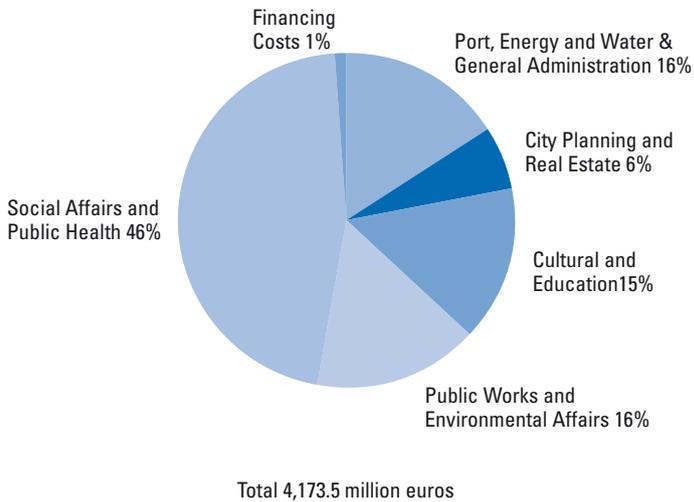
#### Loans, euros/inhabitant

The amount of loan per inhabitant is calculated by dividing the above-mentioned loan portfolio by the number of inhabitants in a municipality on the last day of the financial statements year.

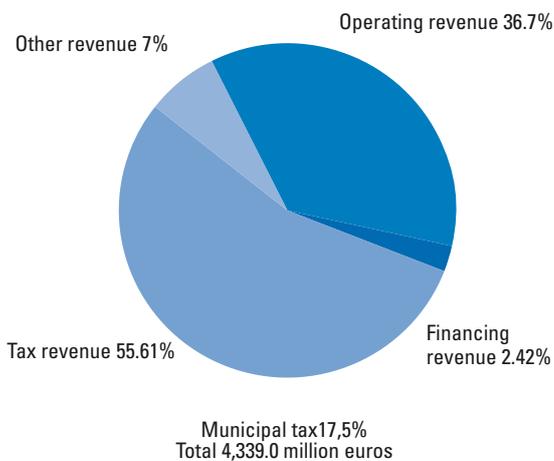
#### Loan receivables 31 December

= Bond receivables and other loan receivables entered as investments

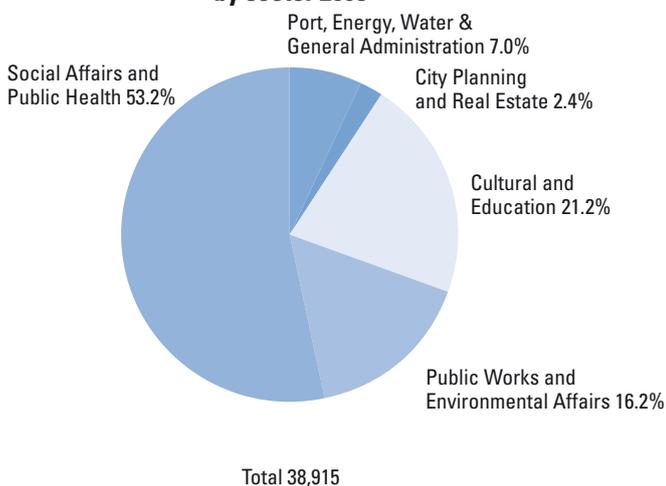
### Distribution of expenditure 2008



### Distribution of revenue 2008



### Personnel by sector 2008



municipal tax (EUR 50 million), corporate tax (EUR 30 million) and property tax (EUR 2 million).

State subsidies materialised almost as budgeted, totalling slightly less than in the previous year.

Financial income and expenses accrued more than the year before due to the rise in the level of interest during 2008.

The annual margin was EUR 539.8 million, which is EUR 5 million less than in 2007. The annual margin indicates the amount of internal financing available to be used for investments, capital expenditure and loan amortisations. The annual margin is thought to be sufficient if it covers depreciation. In 2008, the annual margin covered depreciation, but only 77 per cent of the EUR 699.7 million investments.

Measured with the annual margin, the city's overall finances are in balance. If examined without the municipal enterprises, the situation looks different. The annual margin excluding municipal enterprises was EUR 175.6 million, which covered 89.4 per cent of the depreciation for other operations and only 46 per cent of the investments. The annual margin excluding municipal enterprises was EUR 306 / inhabitant.

The balance of the city's finances is based on the good results of the city's municipal enterprises, especially that of Helsinki Energy. In 2008, EUR 200 million of Helsinki Energy's 2007 surplus was transferred to Helsinki City's capital as surplus. The Helsinki Energy Board of Directors proposed that EUR 250 million of the 2008 surplus be transferred to the city's surplus from the previous years in June 2009.

The incidental income of EUR 48.7 million was chiefly sales profits from fixed and long-term assets.

The cash flow of operations had a surplus of EUR 513 million, whereas the cash flow of investments showed a deficit of EUR 631 million.

The expenditure on investment was EUR 52.2 million more and the sales revenue from fixed and long-term assets EUR 61.9 million less than in 2007. This brought the total cash flow of operations and investments down to a deficit of EUR 117.2 million, whereas it had a surplus of EUR 6 million the year before.

The investments of EUR 382.1 million, excluding municipal enterprises, were directed as follows: fixed assets EUR 44.2 million; housing construction EUR 147.2 million; streets, traffic routes and rail lines EUR 89.9 million; air-raid shelters EUR 0.5 million; landscaping EUR 13.1 million; sports facilities EUR 17.6 million; construction at Helsinki Zoo EUR 2.4 million; acquisition of movable assets EUR 42.8 million; Wholesale Food Market investments EUR 1.7 million; acquisition of shares EUR 14.8 million, and other investments EUR 7.9 million.

The investments by municipal enterprises were the following: Helsinki Energy EUR 69.4 million, Helsinki Water EUR 41.9 million, Port of Helsinki EUR 146.5 million, Helsinki City Transport EUR 52.5 million, Palmia Service Centre EUR 1.8 million and Helsinki Textile Services EUR 0.3 million.

New lending totalled EUR 62 million, and repayments on borrowings totalled EUR 83.9 million. The cash flow of lending had a surplus of EUR 21.9 million. The cash flow of borrowings showed a deficit of EUR 58.8 million as loans were paid off by EUR 58.8 million and no new loans were taken. With other changes in liquidity having a surplus of EUR 58.3 million, the financial cash flow totalled a surplus of EUR 21.1 million.

The change in the total amount of cash showed a deficit of EUR 96.1 million.

The balance sheet showed a EUR 300 million growth from the previous year. On the Assets side, the increase of EUR 355.4 million occurred in material and immaterial goods. Cash in hand and bank receivables decreased by EUR 126.3 million. On the Liabilities side, the largest increases were EUR 271.6 million in capital surplus and EUR 21.1 million in commission capital, as well as EUR 71.8 million in short-term liabilities. The largest decreases were EUR 26.3 million in obligatory reserves and EUR 52.7 million in long-term liabilities. ■

### **Dealing with the results for the financial period**

The result for the financial year 2008 before adjustments to reserves and funds was EUR 290,728,335.10. The result also includes the results of the city's municipal enterprises and the results of the funds treated as units with independent balance sheets, which will be handled according to the accounting regulations in their own bookkeeping. The City Board proposes that the result for the financial year be dealt with as follows:

In accordance with the proposal by the Helsinki Energy Board of Directors, the Helsinki Energy surplus of EUR 229,851,271.08 be transferred to the Helsinki Energy balance sheet as capital.

In accordance with the proposal by the Helsinki Water Board of Directors, the Helsinki Water surplus of EUR 323,997.83 be transferred to the Helsinki Water balance sheet as capital.

In accordance with the proposal by the Port of Helsinki Board of Directors, the Port of Helsinki surplus of EUR 11,104,698.32 be transferred to the Port of Helsinki balance sheet as capital.

The Helsinki City Transport surplus/deficit for the financial year amounts to EUR 0.00.

The Helsinki Textile Services surplus of EUR 178,630.83 be transferred to the Helsinki City balance sheet as capital.

In accordance with the proposal by the Palmia Board of Directors, the Palmia Service Centre of the City of Helsinki surplus of EUR 3,225,991.70 be transferred to the Helsinki City balance sheet as capital.

In accordance with the proposal by the MetropoliaLab Board of Directors, the MetropoliaLab surplus of EUR 35,105.62 be transferred to the MetropoliaLab balance sheet as capital.

The Housing Loan Fund surplus of EUR 1,390,298.39, the Housing Production Fund surplus of EUR 2,166,723.17, the Sports and Recreation Fund surplus of EUR 1,069,278.88, the Insurance Fund surplus of EUR 2,128,896.46 and the Innovation Fund deficit of EUR -3,848,402.56 be transferred to the balance sheet of the appropriate fund as capital in accordance with the regulations of the funds concerned.

### **The City Board also proposes that the results for the financial period from other operations be dealt with as follows:**

An amount of EUR 11,411,523.72, which is equivalent to the expenditure on investment in the Kamppi-Töölönlahti area, be entered as income from the Kamppi-Töölönlahti Area Investment Fund in accordance with the regulations of the fund.

An amount of EUR 7,822,949.31, equivalent to the actual expenditure, be entered as income from the Suburban Fund.

As proposed by the Housing Production Commission, an amount of EUR 245,000 be transferred from the profit of the Housing Production Department for the financial year to the Housing Production Fund.

The depreciation difference of EUR 840,939.63 resulting from the investment reserve for the city office building in Kallio be entered as income.

It is proposed that the surplus of EUR 47,589,175.87 for other operations after reserve and fund entries be entered under Helsinki City capital as surplus/deficit from previous financial years.

## CITY OF HELSINKI PROFIT AND LOSS STATEMENT

January 1 - December 31	2008	2007
<b>OPERATING REVENUE</b>		
Sales revenue	1,036.3	946.4
Fee revenue	161.8	145.3
Support and subsidies	70.9	66.6
Rent revenue	259.5	250.7
Other revenue	64.2	68.8
	<b>1,592.6</b>	<b>1,477.7</b>
<b>MANUFACTURING FOR OWN USE</b>	125.2	102.5
<b>OPERATING EXPENSES</b>		
Personnel expenses		
Salaries and fees	-1,226.5	-1,159.7
Personnel social expenses		
Pension expenses	-358.5	-346.4
Other personnel social expenses	-92.7	-88.0
Purchases of services	-1,260.5	-1,146.2
Materials and supplies:	-454.0	-385.4
Subsidies	-281.6	-265.5
Rent expenses	-128.8	-120.1
Other operating expenses	-31.8	-27.2
	<b>-3,834.5</b>	<b>-3,538.3</b>
<b>OPERATING MARGIN</b>	<b>-2,116.7</b>	<b>-1,958.2</b>
<b>Taxes and state subsidies</b>		
Tax revenue	2,412.7	2,262.3
State subsidies	179.8	181.5
	<b>2,592.6</b>	<b>2,443.8</b>
<b>Financial revenue and expenses</b>		
Interest revenue	86.9	75.4
Other financial revenue	18.3	19.3
Interest expenses	-40.2	-34.9
Other financial expenses	-1.1	-0.8
	<b>63.9</b>	<b>59.1</b>
<b>MARGIN FOR THE FINANCIAL YEAR</b>	<b>539.8</b>	<b>544.8</b>
<b>Depreciation and write downs</b>		
Depreciation according to plan	-297.7	-294.2
Write downs	0.0	-4.5
	<b>-297.7</b>	<b>-298.7</b>
<b>Extraordinary revenue and expenses</b>		
Extraordinary revenue	48.7	117.0
Extraordinary expenses	0.0	0.0
	<b>48.7</b>	<b>117.0</b>
<b>RESULT FOR THE FINANCIAL YEAR</b>	<b>290.7</b>	<b>363.0</b>
<b>Change in reserves and funds</b>		
Change in depreciation difference	-255.8	0.0
Change in reserves	241.3	-48.4
Change in funds	16.1	-56.9
	<b>1.6</b>	<b>-105.2</b>
<b>NET PROFIT/LOSS FOR THE FINANCIAL YEAR</b>	<b>292.3</b>	<b>257.8</b>

## CITY OF HELSINKI FUNDS STATEMENT

January 1 - December 31	2008	2007
<b>CASH FLOW FROM ACTUAL OPERATIONS</b>		
Annual margin	539.8	544.8
Extraordinary items	48.7	117.0
Cash-flow financing adjustment items	-74.9	-140.6
	<b>513.5</b>	<b>521.2</b>
<b>CASH FLOW OF INVESTMENTS</b>		
Investment expenditure	-700.8	-648.6
Financing portion of investment costs	8.2	9.6
Proceeds from sale of fixed and long-term assets	61.9	123.9
	<b>-630.7</b>	<b>-515.1</b>
<b>CASH FLOW FROM ACTUAL OPERATIONS AND INVESTMENTS</b>	<b>-117.2</b>	<b>6.0</b>
<b>FINANCING OPERATIONS</b>		
<b>CASH FLOW</b>		
<b>Changes in lending</b>		
Increases in lending	-62.0	-116.7
Reductions in lending	83.9	71.8
	<b>21.9</b>	<b>-44.9</b>
<b>Changes in loan portfolio</b>		
Increase in long-term loans	1.1	130.0
Reduction in long-term loans	-58.8	-93.9
Change in long-term loans	-1.1	1.1
	<b>-58.8</b>	<b>37.2</b>
<b>Changes in capital</b>	<b>-0.3</b>	<b>-0.2</b>
<b>Other changes in liquidity</b>		
Changes in assignment assets	-16.6	11.4
Changes in current assets	-11.1	-7.9
Change in receivables	8.1	-9.4
Non-interest bearing debts	77.9	60.3
	<b>58.3</b>	<b>54.3</b>
<b>FINANCING OPERATIONS CASH FLOW</b>	<b>21.1</b>	<b>46.5</b>
<b>CHANGE IN CASH IN HAND</b>	<b>-96.1</b>	<b>52.5</b>
<b>Change in cash in hand</b>		
Cash in hand 31.12.	684.4	780.6
Cash in hand 1.1.	-780.6	-728.1
	<b>-96.1</b>	<b>52.5</b>

## CITY OF HELSINKI BALANCE SHEET

ASSETS	Dec 31 2008	Dec 31 2007	LIABILITIES	Dec 31 2008	Dec 31 2007
<b>FIXED AND LONG-TERM ASSETS</b>			<b>CAPITAL</b>		
<b>Intangible assets</b>			Founding capital	2,972.4	2,972.4
Intangible rights	46.2	36.8	Revaluation reserve	1,827.4	1,831.7
Other long-term expenditure	182.8	32.5	Other own reserves	500.2	516.2
Advance payments	0.6	0.3	Other equity	729.0	729.0
	<b>229.5</b>	<b>69.7</b>	Surplus/deficit from previous financial years	1,299.3	1,041.8
<b>Tangible assets</b>			Surplus/deficit for financial year	292.3	257.8
Areas of land and water	2,700.1	2,665.4		<b>7,620.5</b>	<b>7,349.0</b>
Buildings	1,419.9	1,392.8	<b>DEPRECIATION DIFFERENCE AND VOLUNTARY RESERVES</b>		
Fixed structures and equipment	2,175.3	1,712.0	Depreciation difference	367.1	111.2
Machinery and equipment	197.7	200.5	Voluntary reserves	145.8	387.1
Other tangible assets	9.7	9.4		<b>512.9</b>	<b>498.4</b>
Advance payments and construction in progress	259.6	583.4	<b>STATUTORY RESERVES</b>		
	<b>6,762.3</b>	<b>6,563.4</b>	Pension reserves	283.8	302.1
<b>Long-term investments</b>			Other statutory reserves	13.8	21.7
Shares and holdings	815.9	797.3		<b>297.6</b>	<b>323.8</b>
Bonds receivables	264.4	279.2	<b>ASSIGNMENT CAPITAL</b>		
Other loan receivables	734.7	741.8	State assignments	373.1	384.5
Other receivables	0.0	0.0	Donated foundations capital	4.1	4.0
	<b>1,815.0</b>	<b>1,818.3</b>	Other assignment capital	290.7	258.4
<b>RESERVES FOR ASSIGNMENTS</b>				<b>667.9</b>	<b>646.8</b>
State assignments	372.3	384.2	<b>LIABILITIES</b>		
Donated funds special margins	4.1	4.0	<b>Long-term</b>		
Other reserves for assignments	309.4	259.9	Bonds	20.0	20.0
	<b>685.8</b>	<b>648.1</b>	Loans from financial and insurance institutions	579.0	637.7
<b>INVENTORIES AND SHORT-TERM ASSETS</b>			Loans from public corporations	1.1	0.0
<b>Current assets</b>			Accounts payable	0.0	0.0
Materials and supplies	81.3	69.6	Subscription fees and other payables	17.7	12.8
Unfinished products	2.7	3.2		<b>617.8</b>	<b>670.5</b>
	<b>84.0</b>	<b>72.9</b>	<b>Short-term</b>		
<b>Receivables</b>			Loans from financial and insurance institutions	58.7	58.7
Long-term receivables			Loans from public corporations	0.0	1.2
Loan receivables	0.1	0.1	Advances received	15.3	8.9
Other receivables	2.3	3.6	Accounts payable	200.4	175.7
	<b>2.3</b>	<b>3.7</b>	Other payables	76.7	88.4
Short-term receivables			Accrued expenses	444.4	390.8
Accounts receivable	102.8	92.0		<b>795.6</b>	<b>723.8</b>
Loan receivables	0.9	0.9	<b>Total liabilities</b>	<b>1,413.4</b>	<b>1,394.3</b>
Other receivables	50.9	58.1	<b>TOTAL LIABILITIES AND CAPITAL</b>		
Accrued revenue and deferred expenditure	94.3	104.7		<b>10,512.3</b>	<b>10,212.3</b>
	<b>249.0</b>	<b>255.7</b>			
<b>Total receivables</b>	<b>251.3</b>	<b>259.4</b>			
<b>Investments</b>					
Investments in money-market instruments	467.3	550.1			
Bonds receivables	113.0	0.0			
	<b>580.3</b>	<b>550.1</b>			
<b>Cash and bank receivables</b>	<b>104.2</b>	<b>230.5</b>			
<b>TOTAL ASSETS</b>	<b>10,512.3</b>	<b>10,212.3</b>			

# Bericht des Oberbürgermeisters

Die internationale Finanzkrise begann sich gegen Ende des Jahres 2008 auch in Finnland und der Region Helsinki bemerkbar zu machen. Der positiven wirtschaftlichen Entwicklung folgte ein steiler Konjunkturabfall. In Zukunft müssen wirkungsvolle Maßnahmen unternommen werden, damit sich die Rezession nur kurzfristig auf das kommunale Dienstleistungsangebot auswirkt.

Der Jahresabschluss 2008 zeigt noch eine relativ gute Bilanz. Der Anstieg der Steuereinnahmen lag über dem budgetierten Wert. Bei den Betriebseinkünften konnte ebenfalls ein die Erwartungen übertreffender Anstieg verzeichnet werden. In Zukunft wird es zu einer deutlichen Abnahme der Steuereinnahmen kommen, weshalb die Ausgabenentwicklung zwangsweise den Einnahmen angeglichen werden muss.

Maßnahmenpolitisch wurden 2008 mehrere neue Meilensteine gesetzt, die sich langfristig auf die Entwicklung von Helsinki sowie der gesamten Hauptstadtregion auswirken werden. Mit der Eingemeindung der südwestlichen Teile von Sipoo sowie der Südspitze von Vantaa, Västerkullankiila, an Helsinki wurden neue Möglichkeiten für die Stadtentwicklung im Osten eröffnet. Ein weiteres Potential für den Bau neuer Wohngebiete wurde mit der Fertigstellung des Hafens Vuosaari geschaffen, da nun auch ehemalige Hafengelände in Zentrumsnähe einer neuen Nutzung zugeführt werden können.

Das Ziel der Stadt Helsinki, jährlich 5 000 neue Wohnungen zu bauen, konnte bis dato noch nicht erreicht werden. Gegen Ende des Jahres wurde die Entwicklung von Wohnungsbau und Wohnungsmarkt in Folge der Rezession stark gebremst.

Die Zusammenarbeit in der Hauptstadtregion hat weiter zugenommen. Davon zeugen Beschlüsse über den Zusammenschluss der Wasserwirtschaft und der Regionalisierung des öffentlichen Verkehrs. Mit strategischen Entscheidungen soll auf eine regionale Erwerbs- und Kompetenzentwicklung gezielt werden, um die internationale Wettbewerbsfähigkeit der Region zu stärken. Die Entwicklung der Hauptstadtregion ist durch eine flexible und gut organisierte Zusammenarbeit der 14 Kommunen gewährleistet. Die Zusammenarbeit umfasst die Realisierung des Programms über Bodennutzung und Wohnen, das auf eine ganzheitliche Infrastruktur und eine gute Qualität des Wohnumfelds zielt. Mit dem Programm sollen die zukünftigen Herausforderungen des Großstadtraums Helsinki in Angriff genommen werden, die durch den steigenden Arbeitskräftebedarf sowie das Bevölkerungswachstum entstehen.

Die Bevölkerungszahl von Helsinki stieg um 8 000 Einwohner, von denen 2 000 in den von Sipoo und Vantaa eingemeindeten Teilen wohnen. Ein derart hohes Bevölkerungswachstum konnte das letzte Mal vor 12 Jahren verzeichnet werden. Die Ursachen liegen zum größten Teil in Zuzügen, aber auch in einem deutlichen Anstieg der Geburtenrate.

Auch 2008 nahmen Umweltfragen eine wichtige Rolle ein. Die Stadtpolitik erfolgte unter Berücksichtigung des Prinzips der nachhaltigen Entwicklung, wovon unter anderem die energiepolitischen Richtlinien zeugen, die zu Jahresbeginn vom Stadtrat festgelegt wurden. Der Schutz der Ostsee ist auch international von großem Interesse. An der Zusammenarbeit waren zahlreiche Akteure aus dem Ostseeraum beteiligt.

Im Oktober fanden die Kommunalwahlen statt, bei denen der neue Stadtrat für die Legislaturperiode 2009 – 2012 gewählt wurde. Zum ersten Mal erstellt der Stadtrat eine Strategie für die gesamte Legislaturperiode, an der das Handeln des Stadtrats sowie die Entwicklungspolitik der Stadt ausgerichtet werden.

Die Stadt Helsinki ist somit für die Zukunft, die in wirtschaftlicher Hinsicht unsicher sein wird, gut gewappnet.

**Jussi Pajunen**  
Oberbürgermeister

## KENNZAHLEN ZUM JAHRESABSCHLUSS 2008

Gewinn- und Verlustrechnung	2008	2007
Betriebseinkünfte/Betriebsaufwendungen, in %	42,9	43
Jahresdeckung, in Mio. Euro	539,8	544,8
Jahresdeckung/Abschreibungen, in %	181,3	182,4
Jahresdeckung, Euro/Einwohner	942	959
Jahresdeckung ohne Unternehmensbetriebe, Euro/Einwohner	306	294
Einwohnerzahl	573.011	568.400
Kapitalflussrechnung	2008	2007
Selbstfinanzierung von Investitionen, in %	77,9	85,3
Selbstfinanzierung von Kapitalaufwendungen, in %	74	70
Deckungsquote über Kreditlaufzeit	5,9	4,5
Geldbestand 31.12., in 1000 Euro	684.448	780.553
Liquidität, in Tagen	55	67
Bilanzkennzahlen	2008	2007
Eigenkapitalsquote	77,5	76,9
Relative Verschuldung, in %	33,4	35,3
Kreditbestand, 31.12, in Mio. Euro	659	718
Kredite, Euro/Einwohner	1.150	1.263
Kreditforderungen, 31.12, in Mio. Euro	999	1.021

# Rapport du maire de Helsinki

L'impact de la crise financière internationale s'est également répercuté jusque sur la Finlande et la région de Helsinki depuis la fin de l'année 2008. L'expansion économique s'est alors abruptement tournée en récession. Une telle situation économique exige des moyens efficaces qui raccourciraient autant que possible la durée de la répercussion sur les services publics.

Les résultats de la clôture des comptes de l'année 2008 de la ville de Helsinki sont encore satisfaisants. La croissance des recettes fiscales s'était poursuivie au-delà de toute espérance. De même, l'augmentation des recettes de fonctionnement avait dépassé les prévisions. La forte baisse prévisible des prochaines recettes fiscales oblige à aligner le développement des dépenses à celui des revenus.

Du point de vue opérationnel, l'année 2008 avait posé plusieurs jalons qui agiront longtemps sur le futur de Helsinki et de la région entière qui l'entoure. L'annexion à Helsinki de la partie sud-est de la commune de Sipoo et de la pointe de Länsimäki de Vantaa a été confirmée et a ouvert la voie à des possibilités de développer la ville de façon équilibrée également dans sa partie est. La construction du nouveau port de Vuosaari est achevée libérant ainsi les anciennes zones portuaires à proximité du cœur de la capitale, ce qui offre une autre possibilité importante de construire de nouvelles zones résidentielles.

Helsinki s'est fixé comme objectif de construire chaque année 5 000 nouveaux logements dans la ville. Cet objectif n'a jamais encore été atteint. La récession économique a fortement freiné la construction de nouveaux logements ainsi que les transactions immobilières à la fin de l'année passée.

La coopération au sein de la région de la capitale s'est encore renforcée. Les décisions prises sur l'unification du réseau de distribution d'eau et sur l'organisation du réseau de transports publics dans la zone métropolitaine de Helsinki en témoignent. Le choix de stratégies visant la compétitivité internationale nous permettra d'influencer ensemble sur le développement des activités professionnelles et du savoir-faire de la région. Une bonne coopération entre les 14 communes qui composent la région de Helsinki donne de bons résultats de développement. Nous sommes parvenus à une entente sur le programme de réalisation de l'occupation des sols et du logement; programme dont la cible est une structure urbaine harmonieuse et un environnement de qualité. Le programme permet de répondre aux difficultés futures de la région métropolitaine causées par un besoin croissant en main-d'œuvre et par l'augmentation de la population.

La population de Helsinki est en hausse et a augmenté de 8 000 personnes dont le quart provient de la zone annexée de Sipoo et de Vantaa. La

dernière fois qu'une telle croissance avait eu lieu, c'était il y a douze ans. L'augmentation provient surtout de la migration interne et de l'immigration, mais aussi de la croissance nette des naissances.

Les questions environnementales étaient encore à l'ordre du jour au cours de l'année 2008. La planification des activités de la ville s'orientait vers une écologie durable comme en témoignent les lignes de la politique énergétique adoptées au début de l'année par le Conseil municipal. La protection de la mer Baltique a suscité un grand intérêt également dans le cadre international. De nombreux exploitants de la région de la Baltique ont activement participé à cette coopération.

Le mandat du nouveau Conseil municipal de Helsinki élu aux élections municipales d'octobre dernier s'étend des années 2009 à 2012. C'est la première fois qu'un Conseil municipal dressera pour la durée entière de son mandat une stratégie qui guidera ses activités et ses lignes de développement de la ville.

Munie de ces bagages, la ville de Helsinki se prépare à recevoir les temps prochains économiquement encore incertains.

**Jussi Pajunen**  
Maire de la ville

## ÉLÉMENTS COMPTABLES RELATIFS À LA CLÔTURE DES COMPTES DE L'ANNÉE 2008

Éléments comptables relatifs au compte de résultat, millions d'euros	2008	2007
<b>Pourcentage des recettes et des dépenses de fonctionnement</b>	42,9	43
<b>Marge annuelle, millions d'euros</b>	539,8	544,8
<b>Pourcentage de la marge annuelle rapporté aux amortissements</b>	181,3	182,4
<b>Marge annuelle, euros par habitant</b>	942	959
<b>Marge annuelle sans entreprises de service public, euros par habitant</b>	306	294
<b>Nombre d'habitants</b>	573 011	568 400
Éléments comptables du tableau de financement	2008	2007
<b>Pourcentage de l'autofinancement des investissements</b>	77,9	85,3
<b>Pourcentage de l'autofinancement des mises de fonds</b>	74	70
<b>Marge de service des emprunts</b>	5,9	4,5
<b>Fonds de roulements au 31.12, millions d'euros</b>	684 448	780 553
<b>Adéquation de caisse par jour</b>	55	67
Bilan	2008	2007
<b>Ratio d'autofinancement, %</b>	77,5	76,9
<b>Ratio dettes d'affaire, %</b>	33,4	35,3
<b>Prêt portant intérêt au 31.12, millions d'euros</b>	659	718
<b>Emprunts, euros par habitant</b>	1 150	1 263
<b>Prêts au 31.12, millions d'euros</b>	999	1 021

# Обзор мэра Хельсинки

**В** конце 2008 года международный финансовый кризис затронул также Финляндию и регион Хельсинки. Период экономического роста внезапно сменился падающей конъюнктурой. В дальнейшем необходимо принимать эффективные меры, которые позволили бы максимально сократить влияние кризиса на предоставление муниципальных услуг.

Годовой бухгалтерский отчет города Хельсинки за 2008 год еще содержит вполне хорошие экономические показатели. Налоговые поступления превысили ожидания. Рост доходов от экономической деятельности также превысил прогнозы. Ожидаемое в будущем значительное сокращение налоговых поступлений заставляет приводить расходы в соответствие с доходами.

В функциональном отношении 2008 год содержал многие вехи, которые еще долго будут оказывать влияние на развитие Хельсинки и всего столичного региона. Утвержденное присоединение к Хельсинки юго-западных частей Сипоо, а также клиновидный участок Вестеркулла – района г. Вантаа – позволит сбалансировано развивать также восточные части города. Другая значительная возможность создания новых жилых районов появилась после того, как завершение строительства порта в Вуосаари позволило освободить бывшие портовые территории вблизи центра города.

Хельсинки поставил своей целью строительство 5 000 новых квартир в год. Пока что этот план не выполняется. Экономический спад в конце прошлого года сильно затормозил жилищное строительство и продажу квартир.

Еще более тесным стало сотрудничество муниципалитетов столичного региона. Свидетельством тому являются принятые решения в отношении объединения систем водоснабжения и организации общественного транспорта по региональному принципу. Совместные решения, принятые в рамках стратегии, нацеленной на повышение международной конкурентоспособности, позволяют развивать коммерческую деятельность и ноу-хау региона. Хельсинкский регион развивается благодаря успешному сотрудничеству 14 муниципалитетов. В рамках этого сотрудничества осуществляется земельножилищная программа, направленная на создание полноценной общественной структуры и качественной среды обитания. Данная программа отвечает будущим задачам развития мегаполиса, которые связаны с растущей потребностью в рабочей силе и ростом населения.

Население Хельсинки увеличилось на 8 000 человек, из которых 2 000 приходится на долю присоединенных районов Сипоо и Вантаа. В последний раз столь же значительный рост наблюдался 12 лет тому назад. В основном рост численности населения объясняется миграцией, однако явно повысилась и рождаемость.

В повестке дня 2008 года видное место занимали вопросы экологии. Деятельность города развивалась на экологически прочной основе, примерами чего являются принципы энергетической политики, утвержденные муниципальным представительством в начале года. Охрана Балтийского моря стала областью пристального интереса даже в международном масштабе. В данном сотрудничестве активное участие приняли многие субъекты Балтийского региона.

На октябрьских выборах был избран новый муниципальный совет Хельсинки на 2009 – 2012 годы. Впервые муниципальный совет разработал стратегию на весь срок своего мандата. Эта стратегия будет определять деятельность совета и направления развития города.

Опираясь на эти решения, город Хельсинки готовится к грядущим, экономически пока еще неопределенным временам. ■

Юсси Паюнен  
мэр

## ПОКАЗАТЕЛИ ГОДОВОГО БУХГАЛТЕРСКОГО ОТЧЕТА ЗА 2007 ГОД

Показатели отчета о прибыли	2008	2007
Производительность производственных расходов, %	42,9	43
Годовая валовая прибыль в миллионах евро	539,8	544,8
Годовая валовая прибыль в % к расходам	181,3	182,4
Годовая валовая прибыль в евро на жителя	942	959
Годовая валовая прибыль без учета торговых предприятий в евро на жителя	306	294
Общая численность населения	573 011	568 400
Показатели денежного оборота	2008	2007
Внутреннее финансирование инвестиций, %	77,9	85,3
Внутреннее финансирование затрат капитала, %	74	70
Обслуживание заемов	5,9	4,5
Денежные средства 31.12., в 1000 евро	684 448	780 553
Достаточность кассы, дней	55	67
Балансовые показатели	2008	2007
Степень аутентности, %	77,5	76,9
Относительная задолженность, %	33,4	35,3
Ссудный капитал, 31.12. в миллионах евро	659	718
Ссуда, в евро на жителя	1 150	1 263
Поступления от возвращения долга	999	1 021



## Brief Facts about Helsinki

<b>HELSINKI</b>		<b>LABOUR MARKET</b>		<b>HEALTH CARE 2008</b>		<b>EDUCATION 2006</b>	
Founded in 1550		Jobs Dec. 31, 2006	378,158	City sub-district health centres	26	Educational structure: % of 15-year-olds and over with	
The Finnish capital since 1812		primary production (SIC A–B)	0.1 %	City hospitals	8	comprehensive school certificate only	31
<b>AREA AND ENVIRONMENT</b>		processing (SIC C–F)	13.1 %	<b>Primary health care:</b>		intermediate qualification	34
Total area	716 km <sup>2</sup>	services (SIC G–Q)	86.27 %	primary health care visits total	3.8 M	higher vocational qualification	11
Land	213 km <sup>2</sup>	– trade, finance, transport (SIC G–K)	50.4 %	visits to health centres, etc	3.3 M	university degree or eq.	24
Population density		– community services (SIC L–Q)	35.8 %	dental care visits	0.5 M	Number of educational institutions in Helsinki:	
inhabitants per sq. km	2,707	Number of companies in 2006	37,391	total per inhabitant	6.6	Universities and university-level institutions	7
Shoreline	123 km	Labour force (15–74 year olds) 2008		Average number of patients in institutional care every day	2,210	Vocational universities	6
Islands	315	employed	308,820	in city hospitals	2,113	Vocational training institutions	39
<b>MEAN TEMPERATURE IN 2008</b>		unemployed	16,560	in contract hospitals	97	Comprehensive schools and upper secondary schools	181
whole year	7.6°C	participation rate, %	73.0	visits per 1,000 inhabitants	3.8	<b>CULTURE AND LEISURE 2008</b>	
warmest month, June	17.6°C	Degree of unemployment, %	5.1	<b>Specialized medical care:</b>		City library	
coldest month, February	0.2°C	<b>TRANSPORT AND COMMUNICATIONS 2007</b>		Out-patient visits total	0.9 M	Book loans, millions	9.4
<b>POPULATION</b>		Registered cars per 1,000 inhabitants	383	in city units	0.2 M	Loans per inhabitant	16.3
Total population 2008/2009	576,632	Public transport within the city, total journeys	194 M.	in contract outpatient clinics	0.7 M	Museums	74
Age groups %		Mobile phones per 100 inhabitants (in Finland)	121	total per inhabitant	1.6	Recreational trails and jogging tracks, km	216
0–6	6.6	Internet users (15–74yr) percentage of population	83%	Average number of patients in institutional care every day	1,139	Swimming pools	14
7–15	8.1	<b>ENERGY AND WATER SUPPLY 2007</b>		in city units	273	Sports halls and gyms	29
16–64	71.0	Sales of electricity	8,059 GWh	in contract hospitals	866	<b>TOURISM 2008</b>	
65–74	7.6	Sales of district heating	6,923 GWh	visits per 1,000 inhabitants	2.0	Passengers (millions)	
75+	6.7	Sales of water	71.2 M m <sup>3</sup>	<b>SOCIAL WELFARE 2008</b>		via Helsinki-Vantaa airport	13
Life expectancy	78.4	Water consumption per capita per day	257 l	Child daycare places <sup>1</sup> per 100 1-6-year-olds	65.6	via the Port of Helsinki	9
men	74.6	Treated waste water	103.4 M m <sup>3</sup>	Places in sheltered housing for the elderly	2,276	via Helsinki railway station	45
women	81.7			per 100 persons aged 75+	5.9	Hotel guests (millions)	1.8
Finnish nationality %	93.3			Places in institutional care	2,416	overnight stays, total	2.9
Other nationals %	6.7			per 100 persons aged 75+	6.2	of which foreigners	1.7
Finnish-speaking %	84.3					Hotels	52
Swedish-speaking %	6.1					rooms	8,085
Other languages %	9.6					beds	15,065
<b>HOUSING 2007</b>						International conferences and events	163
Dwellings total	320,410					participants	26,590
owner-occupied dwellings	44.7 %						
Housing density, m <sup>2</sup> /person	34.2						
Rented dwellings owned by the city (2004)	53,000						

<sup>1</sup> Includes municipal daycare centres, family centres and contract daycare centres.



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