



City of Helsinki
Real Estate Department

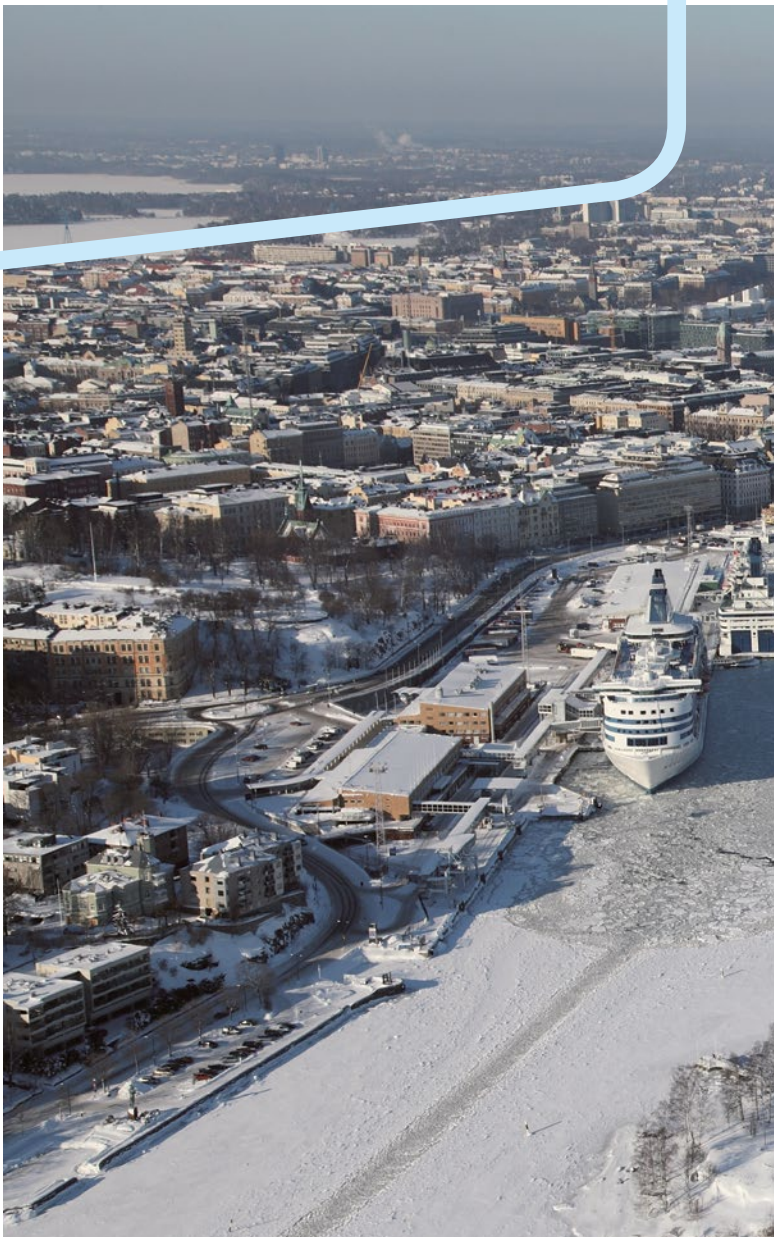
BUILDING

HELSINKI

Helsinki on a growth track

With its rising population and the construction of large new residential and commercial areas, Finland's capital Helsinki will grow faster than ever in the forthcoming decades.

The City of Helsinki Real Estate Department ensures that the land required for the new developments is made available at the right time. The department provides plots, facilities and construction support services for individuals as well as companies and organisations.



This is Helsinki

Capital of Finland, founded in 1550.

Total land area 212 km² and sea area 500 km².

600,000 inhabitants in 2013. Expected growth by 2021: 50 000.

City budget 4.5 billion euros a year.

GDP of 46,500 euros per capita.

The Real Estate Department at your service

The Real Estate Department governs the land and buildings owned by the City of Helsinki. The department is also in charge of city surveying and geotechnical planning. It also assigns residents to city-owned rental and employee housing schemes.

The Real Estate Department works in close cooperation with other technical departments in master planning, land development and building supervision. These departments are part of the City Planning and Real Estate sector, which is governed by Deputy Mayor Mr Hannu Penttilä.

The Real Estate Department employs 460 professionals and experts. Each employee has a part to play in developing Helsinki every day. The department is governed by the Real Estate Committee and the Housing Committee. The Head of Department is Mr Jaakko Stauffer.



PHOTO: ILMAKUVA VALUAS OY

The Real Estate Department in figures *

Revenue	620
Land rental income	200
Land sales profit	80
Land acquisitions	70
Building rental and lease income	400
Building investments	170
Pre-building investments	14

* millions of euros, data from 2012.

The City of Helsinki owns
62 % of the land within the city limits.

Land for the growing city

The City of Helsinki is one of the biggest real estate owners in Finland. The city owns over sixty percent of the land area of Helsinki, a total of 132 square kilometres.

The Real Estate Department develops, sells and leases land to a wide range of client groups. The department offers long-term leasing of office, industrial and warehouse plots across Helsinki. Land areas are also leased for temporary use.

The City of Helsinki receives over 200 million euros from land leasing and sales annually, a significant portion of the city's total income. The Real Estate Department also regularly acquires new land for housing and community constructions schemes as well as for recreational use.



Versatile living in Helsinki

The City of Helsinki leases and sells housing plots in accordance with the land use and housing implementation programme. Finland's expanding capital aims to assure the yearly construction of 5,000 new homes by annually assigning at least 325,000 square metres of city-owned land for housing purposes.

The city's housing strategy provides various types of accommodation for a diverse population. The aim is to create a dense community structure supported by a well-functioning public transport system.

As the owner of 57,000 apartments, the City of Helsinki is Finland's biggest landlord. The city's rental apartments accommodate all kinds of households. With the systematic allocation of residents, the Real Estate Department can ensure that communities retain their diversity.



New housing production in Helsinki

- 20 % Government subsidised rental housing
- 40 % Unregulated rental and owner-occupied housing
- 40 % Price and quality-regulated owner-occupied housing, partial ownership housing, right-of-occupancy housing and housing units for students and young people

There are 2,500 city-owned buildings in Helsinki.

Helsinki has space for your business

The Premises Centre of the Real Estate Department is in charge of the service facilities and properties owned by the City of Helsinki. Its main task is to ensure that the city is able to offer its services in functional, cost-effective and safe premises.

The Premises Centre also leases properties to the private sector and other organizations. Properties vary in size from independent boutiques to contemporary office buildings, available for both large and small firms. The city also leases warehouses and production units for industrial use.

The value of the city's facilities and properties is retained by a systematic building maintenance and refurbishment strategy. The Real Estate Department strives for energy-efficiency in all new build and refurbishment construction projects.

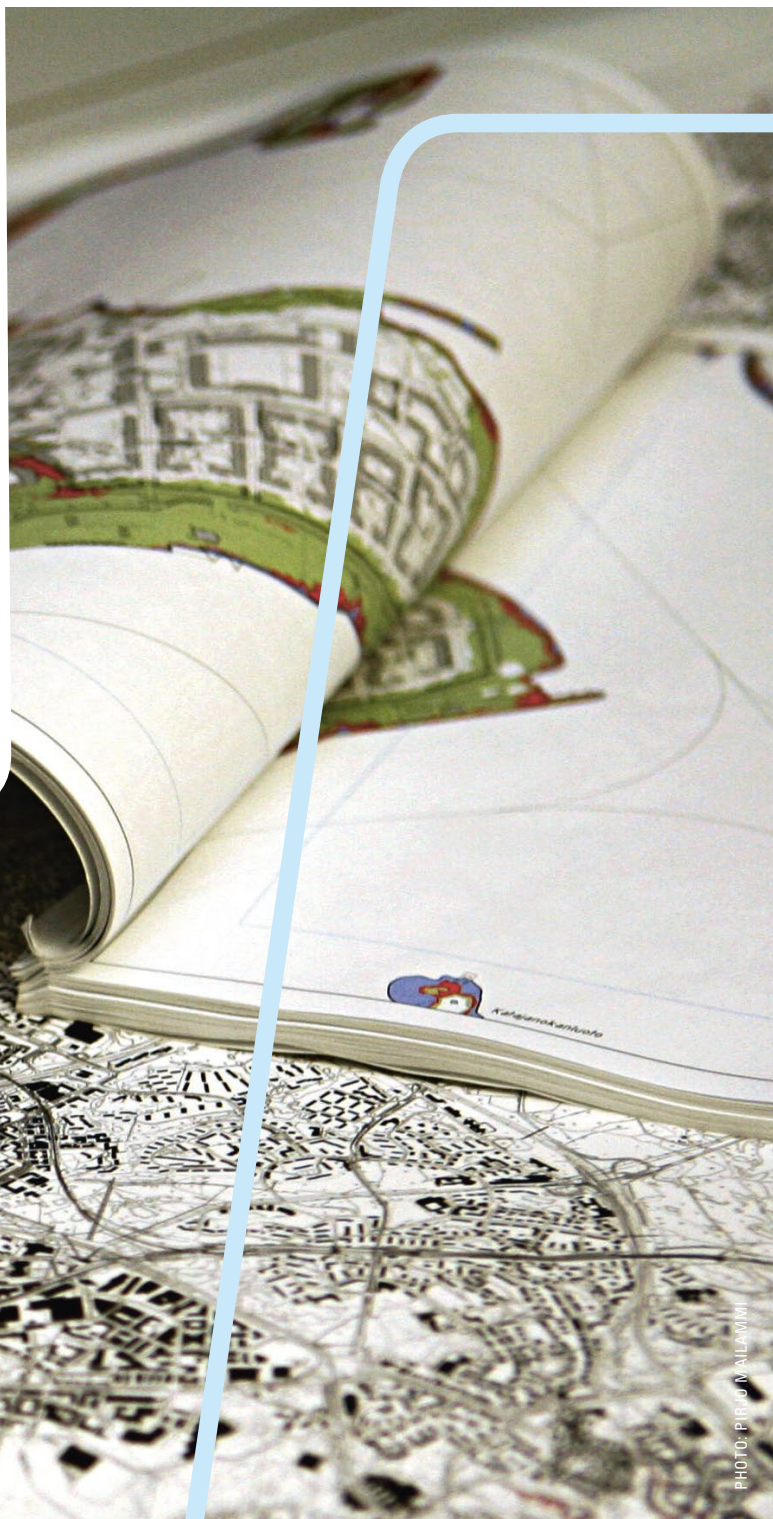


Surveying the city

Building a functioning city requires strong technical expertise and geographic information services. The Real Estate Department produces maps of the city, offers ground survey data and maintains the city cadastre.

All the maps and supporting documentation are available in electronic and printed form. Maps range from accurate technical maps such as the cadastre maps to general guide maps.

The online spatial data service maintained by the City of Helsinki combines maps of Helsinki with a wide range of data. For example, builders can use the service to check town plan regulations or ground water supplies of plots as well as property registration information. Residents can also search for city services and give feedback on them through an online map.





Helsinki is expanding underground

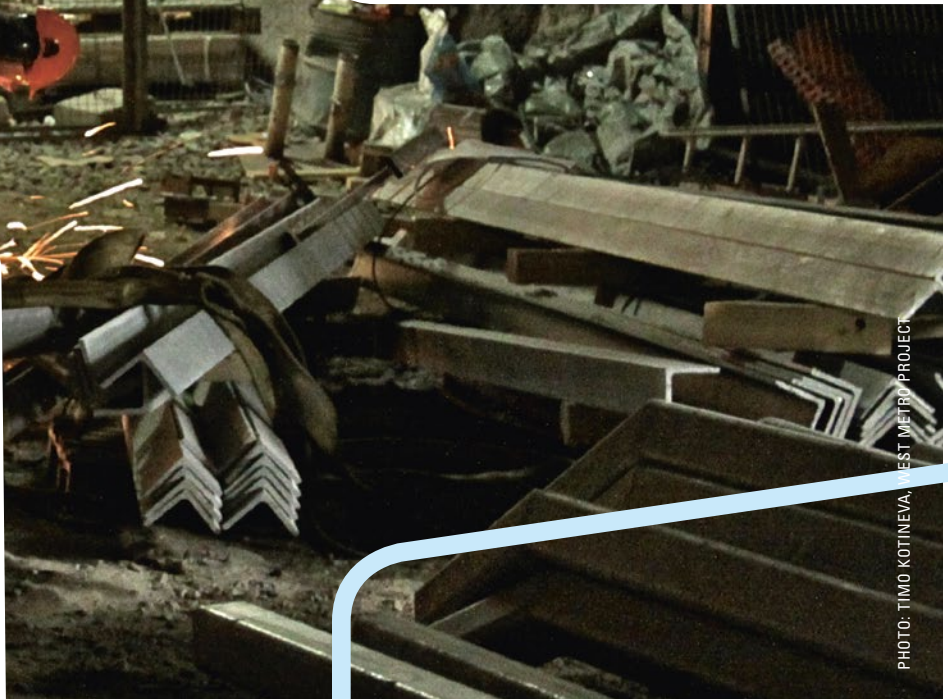
Helsinki's bedrock is well-suited for underground construction. As a result, Helsinki has an exceptionally wide range of underground facilities. Long-term planning is guided by a specific underground master plan.

The Real Estate Department supports the construction of Helsinki with the help of soil and bedrock investigations and by planning demanding underground construction projects.

Helsinki has over 400 underground facilities. A tunnel network spanning over 200 kilometres serves as the primary distribution network for electricity, water and district heating. Placing the utilities in tunnels makes their maintenance easier and promotes a pleasant urban environment.

Helsinki beneath the surface

10,000,000 m ³	Built underground space (parking, commercial and sports facilities, storages, stations)
220 km	Technical tunnels
24 km	Raw water tunnels
60 km	All-in-one utility tunnels (district heating and cooling, cables, fresh water)
250,000	Soil and bedrock investigation profiles in the GIS-type database





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