Helsinki



Photo: Tuomas Uusheimo

Idea and implementation competition for the Hanasaari Area, preliminary competition programme

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Foreword

Hanasaari is one of the last former industrial areas in Helsinki's inner city. Now released from its previous use, the area holds enormous potential and offers a rare opportunity to create an entirely new district with international appeal and architectural ambition.

For 50 years, Hanasaari has been fenced off and inaccessible to Helsinki residents. The power plant's chimneys and coal stockpiles have formed a distinctive part of the skyline of the eastern inner city.

As the smoke from the power plant has cleared, a completely new future lies ahead for Hanasaari. With this competition, we are seeking the best vision for how the former power plant site can begin a new chapter while preserving the unique character of the area.

The transformation of Hanasaari is part of the eastward expansion of Helsinki's inner city. Surrounded by the sea, the area lies just two kilometres from the heart of the city.

We have made the development of Hanasaari one of the key urban development projects in our City Strategy. Our ambition is to transform Hanasaari into a distinctive maritime district that is vibrant, welcoming and open to everyone.

The competition offers architects, developers and investors an opportunity to take part in shaping a new district in a European capital. Helsinki is a politically stable and forward-looking European capital, offering a predictable operating environment, a strong international reputation and a proven track record of successful long-term urban development.

I look forward to seeing the ideas and proposals that will emerge for Hanasaari. The unique character of the former power plant, its maritime setting immediately adjacent to the city centre, and the freedom to develop the area beyond the architectural constraints of Helsinki's historic Empire-style centre make Hanasaari an exceptionally exciting opportunity.

This competition is not about preserving the past unchanged, but about finding the best possible vision for Hanasaari's future. Above all, we are looking for innovative and distinctive ideas that will enhance the area's appeal and create something truly new. I wish all participants success in the competition.

Daniel Sazonov, Mayor of Helsinki





Photo: Paavo Jantunen

Vision for the Hanasaari Area

The Hanasaari Area is a distinctive and unique part of the city centre, where the old and new meet in an interesting way. The Hanasaari Area offers experiences for people of all ages in all phases of its development. Together with the Suvilahti area, it creates life and vitality around it. The seaside area is a public urban space that attracts users all year round.

The Power Plant Area and its buildings will undergo a radical transformation from energy production to an attractive urban hub, in a way that respects the site's industrial heritage. The transformation can take place in phases.

The Hanasaari Area will be built with ambition, together with the City's residents. It is a good living environment and recreational area for everyone. People of different ages meet in Hanasaari. The area offers a stimulating and safe environment for children and young people, as well as new urban living opportunities for different families.

The experiential architecture creates a strong identity for the area. The urban space is vibrant, attractive and functional in all phases of construction. The Hanasaari Area leads the way in adapting to climate change and encourages its residents to lead a sustainable lifestyle. It is a pioneer in the circular economy and climate-smart construction now and in the future.


Photo: Sakari Röyskö


Photo: Tuomas Uusheimo


Photo: Sakari Röyskö

1. The Actual Idea and Implementation Competition and its purpose

The City is organising the idea and implementation competition to find a globally distinctive high-quality master plan for the urban structure and cityscape of the Hanasaari Area. The plan will serve as the basis for the development, detailed planning and implementation of the area.

The main objective of the competition is to produce a concept plan for the development and implementation of the Hanasaari Area, particularly the Power Plant Area and power plant buildings. The plan will take cultural and historical values into account, contribute to a high-quality urban landscape and be inspiring, innovative and implementable.

Moreover, the main objective of the Competition is to find a partner who, together with its planning teams and partners, will serve as an important developer of the new residential and business premises area on Hanasaari, and who will also be responsible for implementing the Adaptive Reuse Project in the Power Plant Area.

Following the quality assessment by the jury, the detailed planning, further planning and implementation of the Hanasaari Area will take place in close cooperation between the City and the Competition Winner, based on the implementation agreement concluded between the parties. The City will make a decision on the establishment of a possible Joint Venture on the basis of separate negotiations and further preparations, in accordance with the Principles of Implementation and Plot Disposition in Appendix 3.

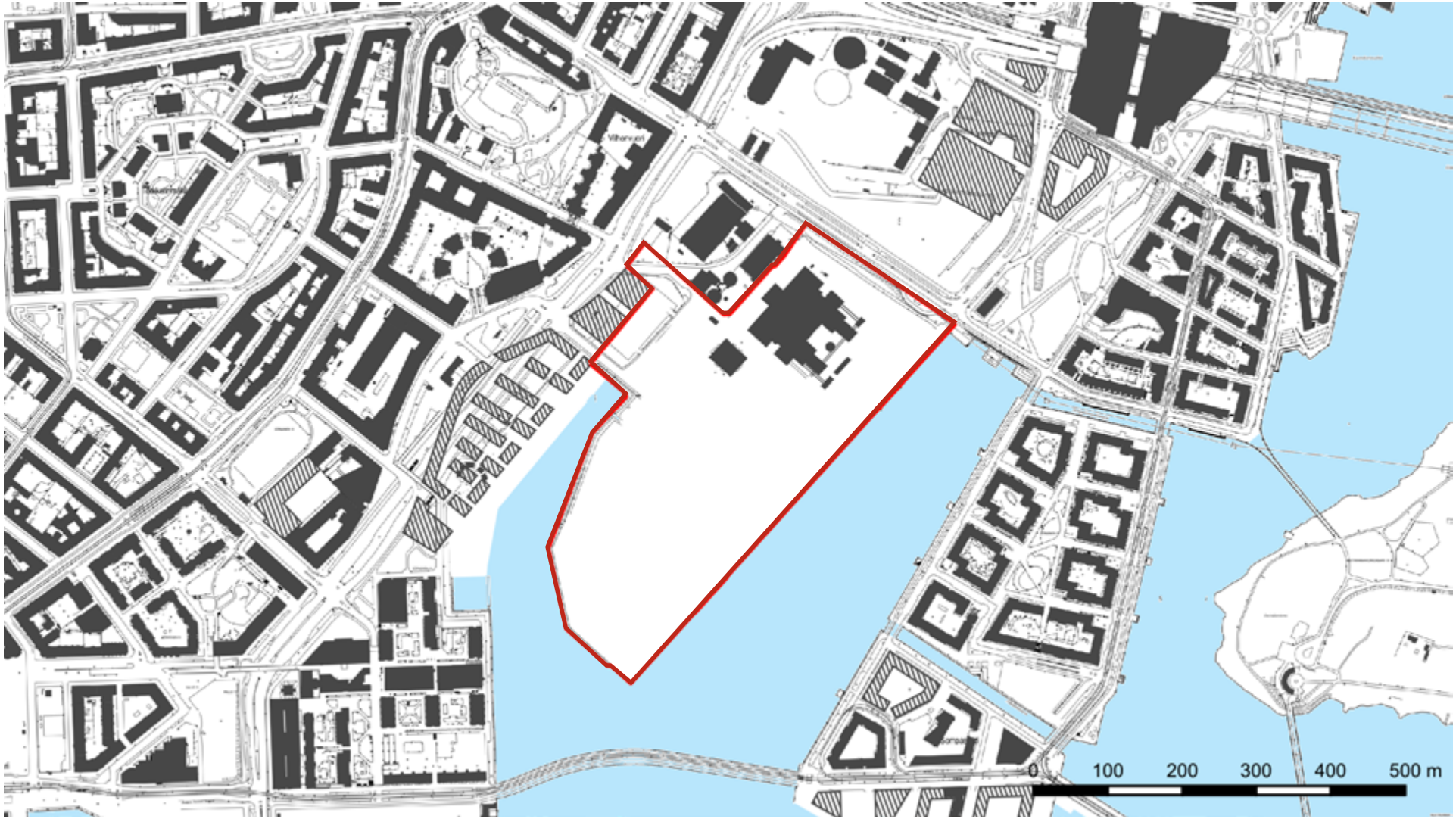
The Competition Group is responsible for the functional, technical and economic concept and solution according to its competition proposal and for ensuring that the Hanasaari Area forms a coherent and functional whole. In its competition proposal, the Competition Group undertakes to serve as the developer of the Hanasaari Area and to assume overall responsibility for the development of the area and the implementation of its competition proposal. It also undertakes to bear all costs arising from the planning and implementation. The City is responsible for the implementation of public areas and service buildings.

1.1 Competition site

The Competition site is the Hanasaari sub-district, which is part of the Sörnäinen district of the City of Helsinki, located between Vilhonvuori, Kalasatama and Sompasaari near Merihaka. The distance from the centre of Hanasaari to Helsinki Central Railway Station is approximately two kilometres. In the future, the Hanasaari Area will complement the urban structure through bridges that will integrate it into the eastern inner city.

Power plant operations in Hanasaari were decommissioned in spring 2023, and the area was transferred to the City on 1 January 2026. The area covered by the idea and implementation competition is approximately 16 ha, and the site contains the buildings of the Hanasaari B power plant.

A more detailed description of the Competition Area, its history and connection to the surrounding areas can be found in the Land Use Planning Principles in Appendix 2.



Map: Preliminary definition of the Competition Area.

2. Description and schedule of the Actual Idea and Implementation Competition

The Call for Requests to Participate Phase and the Negotiation Phase of the Competition are described in the Appendix “Project and Procurement Description”.

In the First Actual Competition Phase, the Competition Groups submit an overall concept for the Hanasaari Area as their competition proposal, in accordance with Section 4. The competition proposals will be marked with pseudonyms and submitted by the beginning of June 2028. The competition proposals will be made publicly available in the Voice your opinion service.

The competition jury will assess the competition proposals in accordance with the assessment criteria in Section 5. A maximum of three (3) Competition Groups with the best competition proposals will be selected for the Second Actual Competition Phase. The City will make a separate decision on the selection of the Competition Groups that will continue in the Competition. The preliminary schedule for the selection of Competition Groups is in autumn 2028. The binding assessment criteria will be defined in the final competition programme.

In the Second Actual Competition Phase, the Competition Groups prepare a more detailed competition proposal (project plan) based on the negotiations held with the City during the actual competition phase and the further planning instructions given by the jury. After the negotiations in the actual competition phase (approximately two (2) rounds of negotiations per Competition Group), the Competition Groups selected for the Second Actual Competition Phase will submit their final competition proposals. According to the preliminary schedule, the final competition proposals will be submitted to the jury for assessment in early 2029. The competition proposals will also be made publicly available in the Voice your opinion service.

At the end of the Second Actual Competition Phase, the competition jury will assess and score the competition proposals in spring 2029, and the quality assessment and the Winning Proposal will also be published then.

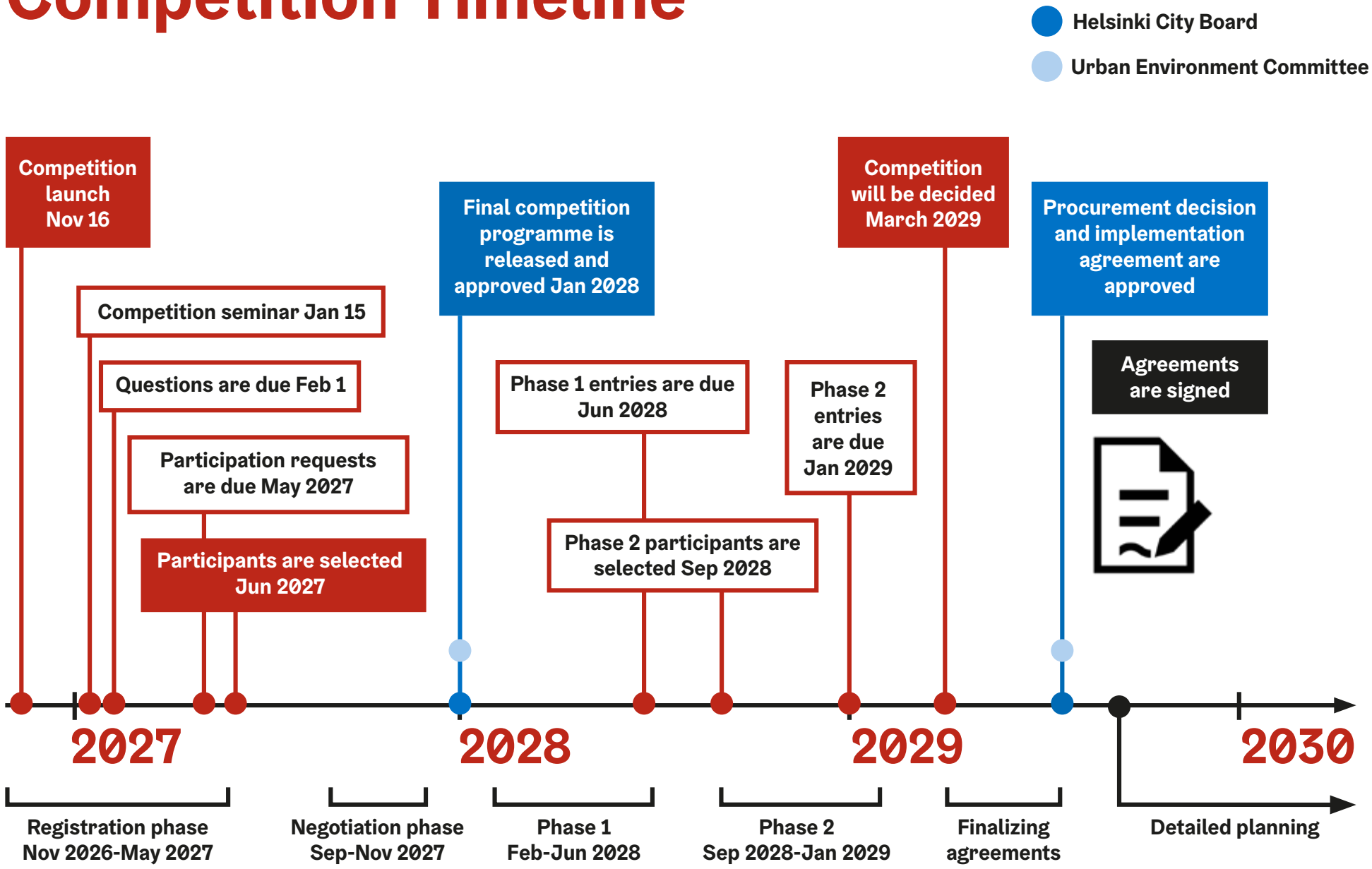
Pursuant to Section 122 of the Procurement Act, the Competition Winner shall be the most economically advantageous tender with the best price-quality ratio, based on a quality assessment.

The Competition Winner and the City will finalise the draft implementation agreement concerning the further planning and implementation of the project they prepared in the Negotiation Phase. It is estimated that the agreement will be ready for signing by autumn 2029. At the same time as finalising the implementation agreement, the parties will negotiate on the preliminary agreements required for the plot disposition and the agreements required for the establishment of a possible Joint Venture.

The City will make the procurement decision, as well as the decisions on the approval of the implementation agreement, the establishment of a possible Joint Venture and the agreements required for it.

The progress of the project and the preliminary schedule are presented in the timeline on the next page. According to the preliminary schedule, the local detailed plan would be approved in 2031, preliminary construction would take place in 2031-2033, and the implementation of the first sub-area would start in 2033.

Competition Timeline



Project Timeline

Decision-making concerning the implementation agreement

Approval of the detailed plan

Detailed planning 24-48 months

Preconstruction 24 months

Plot allocation and construction in phases

2030 **2031** **2032** **2033** **2034**



Photo: Tuomas Uusheimo

3. Organisation of the Competition

The Competition is organised by the City of Helsinki. The decisions on the disposition of plots and the approval of the implementation agreement are made by the City Council of Helsinki.

The organisation of the Competition consists of a jury carrying out the evaluation, the quality assessment and scoring of the Competition, as well as an expert preparatory group. Both the jury and the preparatory group may, at their discretion, also hear other experts during the work.

The preparatory group and the competition secretary do not participate in the decision-making. The City has the right to make changes to the jury and the expert preparatory group without penalty. The Finnish Association of Architects SAFA has participated in the preparation of the competition and appointed two (2) representatives to the jury.

3.1 Jury

- Mayor (Chair)
- Deputy Mayor of the Urban Environment Division
- Executive Director of the Urban Environment Division
- Land Use Director
- Head of Detailed Planning
- Team Leader, Urban Planning
- Head of Urban Space and Landscape Planning
- Urban Development Director
- Head of Traffic and Street Planning
- Chief Design Officer
- Museum Director
- Architect SAFA
- Architect SAFA

3.2 Preparatory group

A multidisciplinary preparatory group prepares the decisions of the competition jury. The group includes representatives from at least the following: Development of Real Property and Plots service, Detailed Planning service, Traffic and Street Planning, Technical Economic Unit, Climate Unit, Culture and Leisure Division, City Executive Office and the Buildings and Public Property service package.



Photo: Tuomas Uusheimo

4. Preparation of the competition proposal

4.1 Land Use Planning Principles

The competition proposals will be prepared in accordance with the Land Use Planning Principles in Appendix 2.

4.2 Principles of Implementation and Plot Disposition

The Principles of Implementation and Plot Disposition are in Appendix 3. These principles must be taken into account when preparing the competition proposal. Appendix 3, Principles of Implementation and Plot Disposition define, for example, the forms of funding and tenure types and the requirement for family housing.

4.3 Required documents in the First Actual Competition Phase

In the First Actual Competition Phase, the Competition Groups will draw up an overall concept in accordance with this competition programme and the Land Use Planning Principles in Appendix 2.

The overall concept is presented in electronic format as a PDF file in A1 posters (594 × 814 mm, max. 7 posters). The file resolution is 300 dpi. In addition to the posters, the candidates submit a separate written description.

The overall concept shall present at least the following in the form of texts, diagrams, drawings and illustrations:

- the concept and functional content of the overall solution
- the urban structure and urban landscape concept
- traffic and parking solutions
- concept for public open spaces and parks
- description of key technical solutions and innovations
- plan for taking into account noise and air quality as well as rescue solutions
- phasing of the construction of the Hanasaari Area and description of the development
- solutions for adapting to climate change and weather extremes
- solutions promoting carbon neutrality and taking the circular economy into account
- taking into account the values of the cultural environment
- waterfront trail activities
- a description of the future lifestyle and user experience (”A day in a life in Hanasaari”)
- the permitted building volume for each function

In addition, with regard to the power plant buildings, the design solution shall specify the intended use of the social building and an overall concept for the power plant, consisting of the following elements related to the urban landscape and architecture, functions, business model and technical solutions:

1. **Architectural and urban design solution**
   The design solution shall cover the massing of the power plant as a whole. The building volumes of the power plantcan be retained, conserved, modernised, demolished and replaced with new construction for either indoor or outdoor use. It is possible to develop the existing structure organically and in phases so that parts of it are repaired with minor repairs or left as raw space or outdoor space. In this case, the phases and their connection to development of the rest of the area shall be described. The conservation and protection objectives of the City Museum shall be taken into account in the development efforts.

2. **Functional and business concept**
   The competitors shall produce a functional and business concept for the power plant and supplement it with a preliminary profitability assessment. The concept shall connect to the other activities in the area, be viable and suitable for development and generate value for the City and its residents. The concept may include ideas and innovations that support the profitability of the adaptive reuse project; for example, related to financing or ecosystem thinking.

3. **Technical concept**
   The development of the existing structure shall produce in-principle design solutions to the identified key technical, safety and health issues. The technical concept can include building technology innovations, new materials and circular economy solutions, as well as space-in-space concepts or insights related to maintenance.

The amount of building rights for the power plant buildings or the GFA that may be modernised is not limited in the Competition.

The overall concept shall include at least the following materials:

General plan 1:2000

- existing and new buildings with shadows. The shadows are shown from the south at a 45 degree angle
- functions, GFA and numbers of floors, as well as the height markings of buildings and levels
- street areas, connections and waterfront trail, public urban spaces and green areas

Site sections and cross-sections

- at points relevant for the concept

Floor plans and sections of power plant buildings 1:1000

- at points relevant for the overall concept

Elevations of power plant buildings 1:1000

- 4 pcs, with preliminary materials and colours

Perspective images

- aerial photo matching, at least 1 for the given photo
- street-level views, at least 3
- indoor and outdoor spaces that are relevant for the concept of power plant buildings

Functional diagrams

- functions/intended uses of the different parts of power plant and social building
- traffic and parking
- green areas and built environment habitat types
- main intended use of the buildings

Textual description of the overall concept

- overall concept and key solutions
- power plant building concept and key solutions
  - description of the approach to developing the power plant buildings, taking into account their industrial heritage, architectural values and sustainable development
  - description of the functional and business concept of the power plant and the social building and the value they generate for the City and its residents
  - Description of the development phases of the power plant area in relation to development of surrounding areas

3D model

- The 3D model will be adapted to a browser-based environment model, which the jury and the City's residents can view
- more detailed technical information will be provided to Competition Groups separately

Floor areas by function

- the volume of construction in GFA, broken down by sub-area (Power Plant Area, Starting Area, Option Area) and intended use
- the information is compiled in an Excel table

Material for the Voice your opinion service

The following materials shall be submitted in the Voice your opinion service (kerrokantasi.hel.fi) for presentations and other communication aimed at the residents. Any identifiers of the Competition Group must be removed from the files.

- One high-quality image (jpg file, aspect ratio 4:3, image size up to 3 MB) that the Competition Group believes best describes their entry
- Presentation of the overall solution and functional concept (length including spaces approx. 500-1,000 characters) as a separate text file named as follows "name_presentation_text.txt".

Author's information

The First Actual Competition Phase is secret. Each document of the competition proposal must be accompanied by a pseudonym chosen by the Competition Group. The names of the files must also include the pseudonym of the proposal. The material must not reveal author information.

The author information is sent as a separate file with the competition proposal, describing the following:

- the pseudonym of the proposal
- the names of the designers who prepared the proposal
- contact details (email and phone number)

Other required attachments are the report on the fulfilment of the reference requirements and the description of the project organisation submitted during the Competition Group approval phase. The report and the description shall indicate any changes made after the Competition Group's approval. The composition of the Competition Group may be changed during the procurement procedure by including new members in the Competition Group, such as subcontractors. However, the members of an approved Competition Group, such as capacity-providing subcontractors, may only be changed for a justified reason approved in advance by the City. The City must be notified in advance of any planned changes, and the changes require the City's approval. Changes to the composition of the Competition Group may lead to the exclusion of the Competition Group from the Competition, if the changes would result in the Competition Group no longer meeting the set minimum requirements or mean that the Competition Group would not have been selected for the Negotiation Phase.

In addition, the documents shall indicate who holds the copyrights to the competition proposal.

It shall be clearly marked in the competition proposal which part or parts of it contains trade secrets. The City has the right to decide whether the information marked as a business secret is confidential according to law. The trade secrets will not be published.

4.4 Second Actual Competition Phase

The scope of the material prepared in the Second Actual Competition Phase corresponds to the requirements of the First Actual Competition Phase. However, the material must be sufficiently detailed and justified so that the jury can reliably assess the implementation of the project from a technical and economic point of view.

The proposal for the Second Actual Competition Phase shall describe the phases of the Hanasaari Area by sub-area, the locations of the different tenure types and forms of funding and the fulfilment of the family housing requirement, as described in Appendix 3 Principles of Implementation and Plot Disposition.

The City has the right to review the requirements with regard to the documents drawn up in the Second Actual Competition Phase. The Competition Groups selected for the Second Actual Competition Phase will receive instructions for preparing a competition proposal for the Second Actual Competition Phase.

4.5 Submission of competition proposals and competition anonymity

First Actual Competition Phase

The competition period is estimated to be in February-June 2028.

The Competition Groups will receive separate instructions on how to submit the competition proposals. The City will reject competition proposals that have arrived late.

The assessment in the First Actual Competition Phase is anonymous. The name files are opened after the quality assessment by the jury.

The competition secretary ensures that competition secrecy is maintained when receiving the competition entries so that the information of the Competition Group is not disclosed to the jury or experts.

Second Actual Competition Phase

The City will issue separate instructions to the selected Competition Groups on submitting the competition proposals for the Second Actual Competition Phase. The time of submitting proposals in the Second Actual Competition Phase is estimated to be early 2029.

5. Evaluation of competition entries

In the First Actual Competition Phase, the jury will assess the submitted competition entries according to the evaluation criteria below. The evaluation is carried out as an overall assessment. The City may request a statement or assessment on the proposals from external independent experts. However, the City is not bound by the statements or assessments of the external experts.

A maximum of three entries will be selected for the Second Actual Competition Phase. The jury will assess the submitted competition proposals according to the assessment criteria below. The City has the right to revise the assessment criteria when the Second Actual Competition Phase begins. The assessment is carried out as an overall assessment. A report will be drawn up on the jury's assessment, which will be published once the contract has been awarded. In addition, the jury will provide the Competition Groups with further planning instructions.

Evaluation Criteria

The evaluation criteria of the Competition are the same in both phases, but the City has the right to revise the criteria at the start of the Second Actual Competition Phase. In the First Actual Competition Phase, the assessment focuses on the overall solution and concept of the competition proposals and their suitability to the values and landscape of the Hanasaari Area. The assessment of the more specific competition proposals in the Second Actual Competition Phase focuses more on the implementability and functional content of the competition proposal.

Throughout the Competition, the assessment makes reference to the Land Use Planning Principles in Appendix 2. The competition proposals must be technically and financially implementable and justified from the perspective of the City's finances. The functionality of the overall solution and its potential for development are considered more important than any individual assessment criterion. The ideas and objectives of the vision and overall concept shall be verifiable in the solutions presented by the Competition Groups.

Main theme: Overall concept (weight 20%)

- Inspiration and uniqueness of the overall concept and fulfilment of the vision
- Realisation of a vibrant and living city
- Taking into account the well-being, activity and safety of children and young people
- Connection of the Power Plant Area and the Starting Area to each other and to the wider urban structure
- Realisation of the land use planning principles
- Development process and phasing of the Hanasaari Area

Main theme: Urban structure and cityscape solutions (weight 40%)

- The quality of urban structure, cityscape and landscape architecture in the concept
- Uniqueness and distinctiveness of the concept, strong local identity
- Location and diversity of functions
- Connection to the surrounding urban structure
- Suitability of transport solutions, walkability
- Quality of public urban space: attractiveness, scale, atmosphere, character, street views, terminating vistas
- Taking into account the cultural and historical values of the area
- The safety, appropriateness and functionality of the urban structure and traffic solutions
- Green infrastructure: green and recreational networks and their accessibility and impact on the cityscape.
- Accessibility and active use of the shores and continuity of the waterfront trail

Main theme: Concept for the Power plant buildings (weight 20%)

- Architectural and urban design solution: the connection of the buildings to the surrounding urban structure, architectural quality, façade design and material choices, consideration of the conservation and protection goals defined by the City Museum and the user experience of the indoor and outdoor spaces
- Functional and business concept: correspondence of the concept with the objectives of the Competition and suitability for the other activities in the area, vitality and development potential, as well as the value generated by the concept for the City and its residents
- Development potential and innovativeness of the technical solutions and ideas

Main theme: Sustainability (weight 20%)

- Favouring solutions that promote the circular economy (e.g. life cycle of buildings, sustainability of building elements and materials, repairability, reuse, recycling)
- Climate change adaptation solutions and biodiversity
  - Diversity of the green infrastructure, climate resilience and wellbeing value will be evaluated utilising the regional green factor tool
  - Seawater flooding, stormwater and snow management solutions, developing a favourable microclimate, protection against heat
- Design solutions that support sustainable lifestyles (e.g. promoting sustainable mobility)
  - Minimising the carbon footprint of the construction of the entire area
- Energy and resilience
  - Prevention of environmental harm (e.g. effective stormwater and snow treatment solutions, development of a favourable microclimate)
  - Social sustainability (equality, community and accessibility, taking into account different lifestyles, age groups and cultural differences)

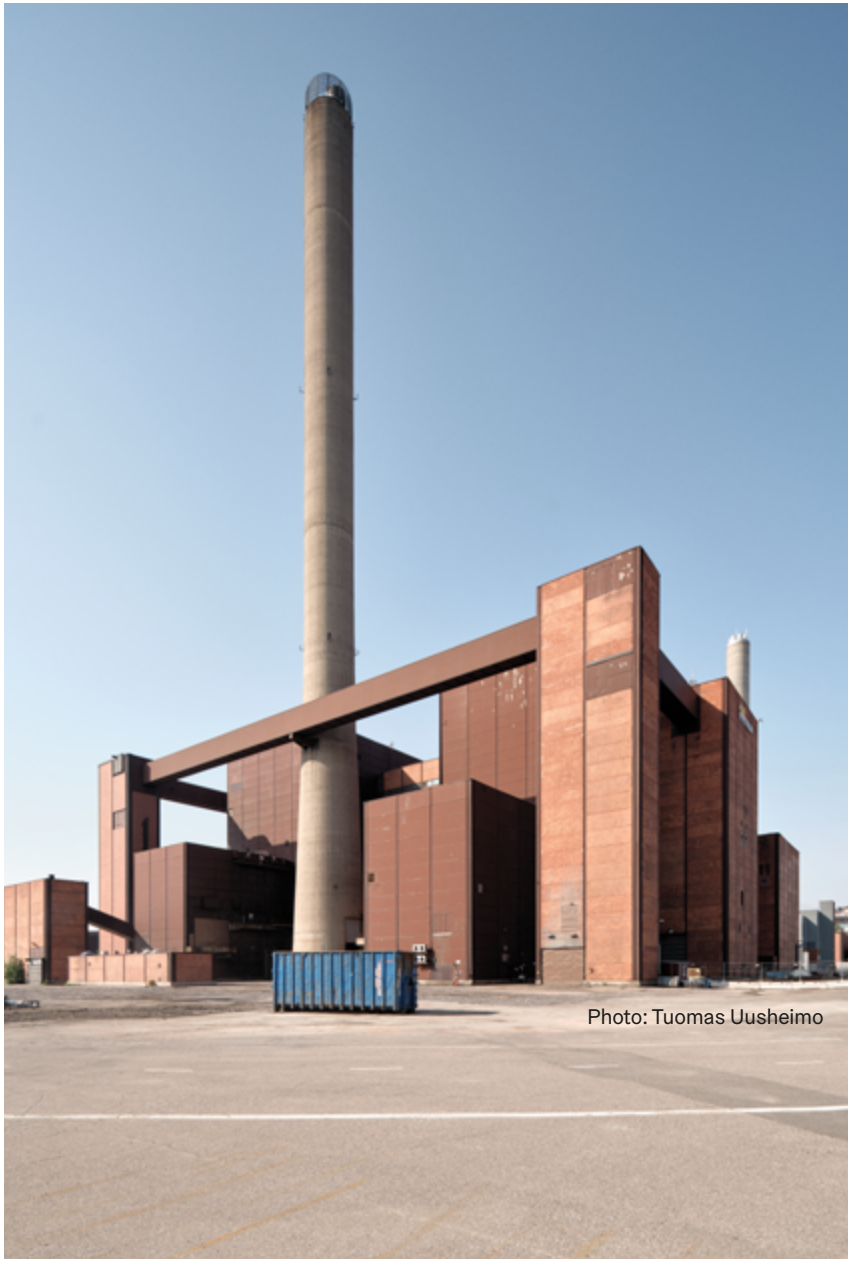


Photo: Tuomas Uusheimo

6. Other information about the Competition

6.1 Communication during the Competition and availability of competition documents

The Competition's primary communication channel is the Competition website at hel.fi/hanasaaricompetition.

The material and information concerning the Competition can be viewed on the Competition website and in the project database, which stores more detailed information, for example, on the buildings in the Power Plant Area. Access rights to the project database are granted to the Competition Groups approved for the Competition. The competition proposals will be made available in the Voice your opinion service.

Competition questions and any additions and amendments to the Preliminary Competition Programme will be published on the Competition website.

6.2 Programme documents and the binding nature of the planning instructions

The competition is governed by this Preliminary Competition Programme, the Land Use Planning Principles and the Principles for Implementation and Plot Disposition with appendices. In the Second Actual Competition Phase, the preparation of competition proposals is also guided by the jury's instructions for further planning.

The City has the right to revise the objectives set during the negotiations for a justified reason and without consequences, for example, when the implementation of the project in the planned form could lead to exceptionally high costs for the City or when the functionality, usability, economy and implementability of the Competition Area or its surroundings otherwise require it.



Photo: Tuomas Uusheimo

6.3 Questions and additional information about the Competition

The deadline for the questions in the Actual Idea and Implementation Competition is 2/2028.

The Competition Groups will receive separate instructions on how to ask questions.

Questions received by the deadline will be answered on the Competition website by 5/2028. Questions asked through other channels will not be answered, in order to ensure equal treatment of the Competition Groups.

6.4 Ownership and access rights to the concepts

In the First Actual Competition Phase, the overall concepts prepared by the Competition Groups remain the Competition Groups' property and the copyrights of the proposals remain with the author. The City has no ownership of the proposals, but the City has the right to publish images of the proposals free of charge in its own publications, on its website, in exhibitions and other similar events.

If the competition proposals contain items that fall within the scope of trade secrets, in accordance with the applicable legislation, these shall be described separately and it must be easy to separate them from the plan. Items covered by trade secrets will not be published.

The City will publish the competition proposals on the Competition website (the scope of the material to be published will be specified separately). The public has the opportunity to comment on the competition proposals in the Voice your opinion service in both phases of the Competition. The feedback from the residents will be communicated to the jury.

The competition proposals for the Second Actual Competition Phase become the City's property and will not be returned. The City has the ownership, use and publication rights to all competition proposals, while copyright remains with the group that submitted the proposal. The aforementioned does not apply to content defined as a trade secret in the proposals.

The City and SAFA have the right to publish the material. The City and the commissioned designers have the right to use the subjects and ideas of the other proposals, in accordance with the Finnish Copyright Act.

6.5 Insuring and returning competition entries

The City will not insure the competition proposals and will not return them to the Competition Groups.

6.6 Commissioning planning from the designers of the winning Competition Group

The City has the right to commission further planning from the winning Competition Group's planning offices for detailed planning, for example, with regard to municipal engineering plans and plans for public open areas.

The Competition Winner is responsible for commissioning and paying for the planning in connection with the partnership planning, as described in Appendix 2 Land Use Planning Principles and Appendix 3 Principles of Implementation and Plot Disposition.

6.7 Fees and purchases

In the Second Actual Competition Phase, the City will pay the Competition Groups submitting a competition proposal that meets the terms and conditions of the Competition EUR 100,000 after the quality assessment by the jury.

As a result, the City shall have the right to use the competition proposals or parts thereof in the further planning, implementation and marketing of the Hanasaari Area.

6.8 Suspension of the Competition and rejection of entries

Pursuant to the Procurement Act, the City has the right to suspend the Competition at any time for a real and legitimate reason and to reject all Competition Groups' competition entries.

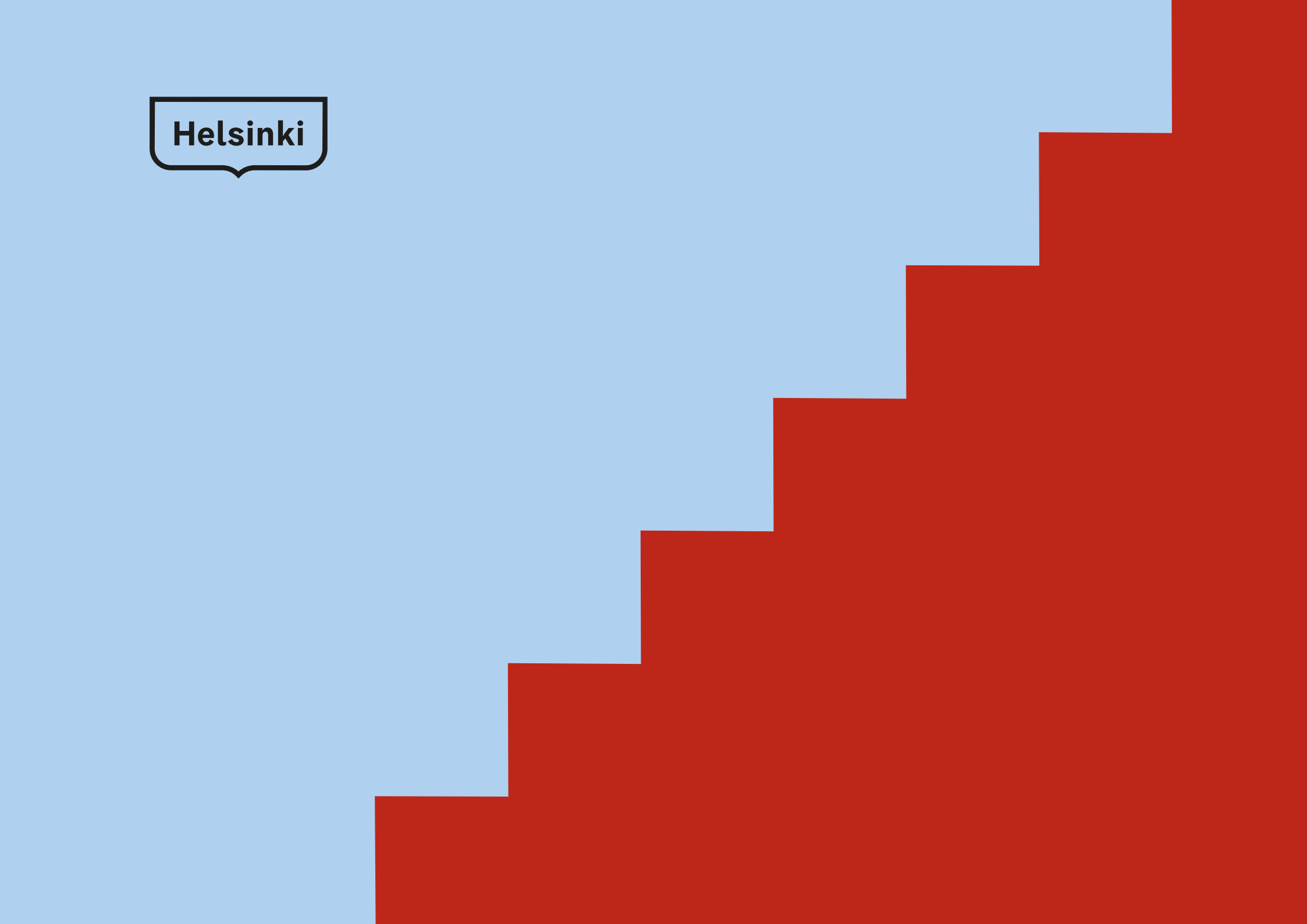
If the City finds that the Winning Proposal is not technically implementable, based on an assessment by the experts, or if the City and the Competition Group that received the highest score in the jury's quality assessment cannot otherwise reach an agreement on the terms and conditions of the implementation agreement, the City has the right to withdraw from the agreements and plot dispositions without penalty and continue negotiations with the Competition Group that prepared the competition proposal with the second highest score.

In addition, if none of the Competition Groups participating in the Competition proposes a solution that achieves the objectives of the Competition or if the contractual arrangements required for the implementation of the Hanasaari Area cannot be reached otherwise, the City shall have the right to designate another party as the developer of the Hanasaari Area, without penalties, by means of the procedure of its choice.

With regard to the Competition Group, the City has the right to suspend participation in the Competition and negotiations without penalty and to refrain from signing agreements concerning the Competition and/or to cancel signed agreements without penalty if it becomes apparent that the Competition Group has materially breached or it is clear that it will materially breach sanctions, taxation, environmental protection, occupational health and safety or other similar statutory obligations, and does not immediately correct its conduct, and at least within sixty (60) days of becoming aware of the breach or the material intention of the breach.



Photo: Tuomas Uusheimo


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