



INSTRUCTIONS FOR PLOT APPLICATIONS FOR THE SPRING APPLICATION PERIOD 2024

Bid submission date

The submission date of bids begins on **Monday, 29.1.2024 at 8.00**, and the bids must be submitted before **Monday, 19.2.2024 at 16.00**. Plot applications are made on the online plot application service kartta.ouka.fi (in Finnish).

Choosing the plot

Before choosing the plot and filling in the application, the applicants must familiarize themselves thoroughly with the application materials such as city plans and regulations, building practice instructions (www.ouka.fi/rakennusvalvonta/kaavat-ja-rakentamistapaohjeet, in Finnish) and other available documents. The applicant should especially consider the following matters: number of floors (and their preematory nature), placement of buildings on the plot (ridge line, arrow markup), cardinal points, plot shape, possible height differences, trees, building rights, the color and material facade regulations. Further information from the "Information about Plots and Areas" webpage: www.ouka.fi/en/information-about-plots-and-areas.

Submitting bids and receiving decisions

Bids (for families and private individuals) for sales plots meant for independent single-family house construction can be submitted with an online form. Application materials and instructions can be found on the city of Oulu website www.ouka.fi/en/single-family-home-plots. The bids must be submitted **by Monday, 19.2.2024 at 16.00**.

One household can submit only one bid for one plot (this includes people who live apart with the intention to purchase the plot together). One application can be used to submit bids for many plots, in which case the plots must be arranged in order of priority.

The bids are submitted as follows:

- Log in to [the plot application service \(in Finnish\)](#).
- Once you have read and confirmed the city plan provisions and instructions on building practices, ensuring that realizing your building project is possible on your desired plot, choose the plot by clicking the "**Lisää koriin**" (*add to basket*) button (the shopping basket symbol).
- You may apply for multiple plots with one application, however, up to the maximum of 25 single-family home plots.
- Once the plot or plots are selected, click the shopping basket symbol in the upper corner; "**Avaa kori**" (*open basket*) and next "**Tee tonttihakemus**" (*fill in an application*).
- When applying for multiple plots, you must arrange the plots in order of priority so that the first plot listed is your primary choice.
- Applicants applying for sales plots sold based on bids must submit a bid for the plot, the bid must be higher than the asking price set by the city.
- All applicants are added into the application with the button "**Lisää uusi hakija**" (*add new applicant*). Please make sure that all applicants are included in the application before submitting it.
- **Before sending the application, make sure to authenticate it** with your bank information for example. It is enough if only one applicant authenticates. If you are



unable to authenticate, the applicant must book and attend an appointment at the Environment House during office hours and authenticate the application personally.

- Check the application and send it by clicking "**Lähetä hakemus**" (*send the application*).

The applicant will receive confirmation to their chosen e-mail address when the application has been received and they can inspect the applications and track their status by logging in to the application service via the link provided in the e-mail.

Once the bid has been processed, advance notice of a positive/negative decision is sent to the applicant's e-mail from the plot application service. If the applicant had submitted the largest bid for multiple plots, the reservation will be made according to the order of priority in the application. It is not possible to change the plot reservations.

The reservation decisions are made by the City Geodesist based on the bids. The reservation decision signed by the City Geodesist is sent (in about a week) to the plot recipient by e-mail or by mail based on the applicant's choice. The applicants who do not receive plots will receive an excerpt of the reservation decision regarding the plots they applied for.

Plot Reservations

The reservation fee of a sales single-family home plot is 550 €, it is not included in the purchase price. Additionally, the buyer is charged an 898 € subdivision fee and a title registration fee.

Plot recipients will be charged a 550 € processing fee if the received plot is withdrawn before the reservation fee is paid or the deed of purchase is signed.

The deed of transfer (the deed of purchase) is primarily prepared in the National Land Survey of Finland's property exchange service. Online plot sales are subject to transaction fees and title registration fees. Plot sales on paper are subject to the notary's reward and title registration fees. The service charges are determined according to the price list in effect.

The plot recipient must conduct soil testing with its statement of establishment and altimetry at their own charge during the reservation period before signing the purchase contract. The soil testing must be conducted according to Building Control's instructions (further information from this link www.ouka.fi/rakennusvalvonta/rakenteiden-lujuus-ja-vakaus; in Finnish). The soil test will investigate the building site's ground condition. The soil test must produce evidence of the presence of acid sulfate soil on the plot and its effects on the building project. Reserve plenty of time for the soil test because receiving thorough results may take up to three (3) months. If invasive species are found during building on the plot, they must be taken into account during the stripping of topsoil and destroyed appropriately.

The reservation period is in effect until 31.5.2024. The deed of purchase must be signed by then. The above-mentioned date may change, and the possible specific time schedule will be announced to the plot recipient later in the reservation decision.

The residential building on the plot, that is compliant with the city plan and building practice instructions, must be finished (approved commissioning inspection) within three (3) years after signing the purchase contract.



The city does not compensate the costs caused by the buildings' establishment to the recipient. The plot is transferred in the condition it is in when it is applied for. The recipient is responsible for clearing the possible structures and assets left on the plot due to the plot's previous use.

Presenting wrong information when applying leads to cancellation of the reservation or to a contractual fine after signing the purchase contract.

Other

All plot buyers outside the EU or EEA states must apply for a permit for land acquisition from the Ministry of Defence. The buyer must apply for the permit before the planned purchase or within two (2) months after signing the contract.

More details about building on the plots can be inquired from Building Control's inspection architects. Their contact information can be found from the territorial division map: www.ouka.fi/media/1741/download (in Finnish). The building of single-family houses is supervised by Building Control. More details from this address: www.ouka.fi/rakennusvalvonta/rakentamisen-ohjaus (in Finnish).

Further information about the stormwater collection systems in Hiukkavaara, Pohjois-Ritaharju and Niemenranta regions and plots from Oulu Waterworks, read more about stormwater here: <https://www.ouka.fi/en/water-supply-and-stormwater/stormwater-management>. Further information about Oulu Waterworks prices and instructions from the Oulu Waterworks website.

It is not possible to utilize district heating on plots in the regions of Korvenkylä and Ritaharju Vähäoja.

Further information

Further information about plots and applying can be found from <https://www.ouka.fi/en/plots>. Additionally, Urban and Environmental Services will assist you on matters regarding plot application:

- Pirjo Siermala, surveyor, tel. 040 575 8082, pirjo.siermala@ouka.fi
- Pia Kangaskorte, surveyor, tel. 044 703 2224, pia.kangaskorte@ouka.fi

Other contact information:

- Building Control, building practice instructions and building permits
firstname.lastname@ouka.fi, rakennusvalvonta@ouka.fi
customer service, tel. 08-5584 3500

Regional permit authorities:

- Korvenkylä, Joose Kankare tel. 040 759 8367
- Oulunsalo Niemenranta IV, Joose Kankare tel. 040 759 8367



15.12.2023

- Ritaharju Vähäoja, Sini Varis tel. 040 480 2458
- Vanha Hiukkavaara Jääkärikanas, Kari Kämäräinen tel. 040 629 9437

- District heating, electricity ja water
Oulun energia (district heating and electricity)
www.oulunenergia.fi
customer service, tel. 08-5584 3100

- Haukipudas cooperative electric utility
www.hso.fi
customer service, tel. 08-561 2600

- Oulu Waterworks
www.oulunvesi.fi
customer service, tel. 08-558 43800