

# Single-Family Home Plot Assignment Plan 2024

## 1. 2024 Plot Draws

The city of Oulu arranges two temporary single-family home plot draws and two additional draws for families and private individuals for independent single-family house building in 2024. The purchase prices and rents follow the 2024 zonal prices that are tied to the cost-of-living index reported early in the year.

The plot draws are arranged as follows:

- Spring single-family home plot draw 29.1. – 19.2.2024
- Spring additional draw 25.3. – 27.3.2024
- Fall single-family home plot draw 12.8. – 2.9.2024
- Fall additional draw 4.11. – 6.11.2024

The plots are presented and can be applied for in [the online plot application service](#) (in Finnish) and they are visible for a week before the applications open.

The continuous applications are temporarily terminated for the duration of the temporary application periods. The goal is to stop the plots up for continuous and temporary applications getting mixed up in the draws and processing.

The plot recipients are charged a 550 € processing fee if the received plot reservation is cancelled before paying the reservation fee or before the purchase contract is signed.

### 1.1. Spring Single-Family Home Plot Draw 29.1. – 19.2.2024

In the spring draw, the plots are sold based on bids and the bidding is carried out as a so-called closed bid where the bidders do not know the bids given by the other bidders. The bids must be higher than the asking price set by the city. The asking price is determined according to the 2024 zonal prices. All private individuals and families interested in the plots for housing purposes are welcome to apply for the plots.

The bidding begins on Monday, 29.1.2024 at 8.00 and the bids must be made before Monday, 19.2.2024 at 16.00. Bids that were made after the deadline will not be processed. The continuous applications are temporarily terminated for the duration of the temporary application period starting from 28.1.2024. The plots up for continuous applications are visible again on Monday, 4.3.2024 and can be applied for again on Monday, 11.3.2024 at 8.00 in the online plot application service.

Only one bid can be made per plot from one household (this also includes people living apart with the intention to purchase the plot together). You may make bids for multiple plots with one application in which case the plots must be arranged in order of priority. The bidder must include the total price of each individual plot in the application.

The plots are offered to be assigned to the highest bidders. If there are two or more equal highest bids for one plot, the recipient is chosen by drawing lots. The city reserves the right to approve or reject applications. Only one bid per plot is approved per applicant. You may bid for multiple plots in order of priority. The bidder must include the total price of each individual plot in the application.

Plots that were not reserved in the spring draw, are transferred to the online plot application service for continuous applications to be sold at a fixed price determined per square meter. Withdrawn reserved plots are transferred for continuous applications to be sold at the price of the winning bid.

If the difference between the winning bid and the second bid is significant, the city geodesist may make the selling price more reasonable before transferring the plot for continuous applications. However, the selling price cannot be lower than the second highest bid.

If the plots up for continuous applications are not sold in 2024, they will be transferred to the spring temporary draw in 2025 to be sold based on bids. Their asking price will be determined by the 2025 zonal prices tied to the cost-of-living index in effect. The zonal prices are determined by the cost-of-living index that is published in the beginning of every year.

### **Spring Additional Draw 25.3. – 27.3.2024**

After the primary application period, a secondary three-day spring application period is arranged for the plots withdrawn from the fall 2023 and other earlier draws. The application period begins on Monday, 25.3.2024 at 8.00 and applications must be sent by Wednesday, 27.3.2024 at 16.00.

The plots are assigned according to the fall 2024 draw conditions. The rental prices are determined according to the current 2024 zonal prices that are tied to the cost-of-living index published in the beginning of the year.

Continuous applications of single-family home plots are temporarily terminated for the duration of the additional draw starting from 24.3.2024. The plots up for continuous applications are returned to the online plot application service on 8.4.2024 and they can be applied for again starting from Monday, 15.4.2024 at 8.00.

Plots withdrawn from the spring 2024 additional draw and the plots that were not reserved will be transferred for continuous applications (on the online plot application service). They will be visible for a week first, and then they can be applied for.

## **1.2. Fall Single-Family Home Plot Draw 12.8. – 2.9.2024**

In the fall plot draw, the applicant may decide whether they will purchase or rent the plot. All private individuals and families interested in the plots for their own housing purposes may apply for the plots. The plot application period begins on Monday, 12.8.2024 at 8.00 and the applications must be sent by 2.9.2024 at 16.00.

The single-family home plot continuous applications are temporarily terminated for the duration of the temporary application period starting from 11.8.2024. The plots up for continuous applications are returned to the online plot application service on 9.9.2024 and they can be applied for again starting from Monday, 16.9.2024 at 8.00.

Plots that are left unreserved in the fall draw will be transferred for continuous applications. Withdrawn plots will be transferred to the fall additional draw.

### **Fall Additional Draw 4.11. – 6.11.2024**

After the primary application period, a secondary three-day fall application period is arranged for the plots withdrawn from the fall draw. The plot application period starts on Monday, 4.11.2024 at 8.00 and the applications must be sent by Wednesday, 6.11.2024 at 16.00.

Plots that are left unreserved after the fall additional draw will be transferred for continuous applications on the online plot application service where they will be visible for a week and after which they can be applied for. After the additional draw, the plots that are withdrawn will be transferred to the spring draw of 2025.

### **Application Conditions in the Additional Draws and the Fall Draw**

The fall draw and spring and fall additional draw conditions:

- The draws utilize a ten-year waiting period, meaning that you cannot apply for plots if the applicant or applicants have rented or purchased a plot from the city in 2014 or after.
- An active plot reservation excludes the applicant from participating in the aforementioned temporary plot draws.
- One household may only leave one application (this includes people living separately with the intention to purchase/rent the plot together). The applicant may apply for multiple plots with one application in order of priority.
- The plot recipients are chosen by drawing lots among the applicants who sent their applications within the application period.
- Applications that arrive after the application period has ended will not be processed.
- Families that include two adults (in the same address) and at least one child or person in dependent care in the same address as well as single-parent families that include at least one child or person in dependent care are included in the family with children group.
- Childless applicants belong in the open group.

**Plot Recipients are chosen as follows:**

Draw 1

70% of the plots are reserved for the family with children group. The plot recipients are chosen by drawing lots among the applicants of this group.

Draw 2

30% of the plots are reserved for draw 2. The plots are assigned to members of the open group. The plot recipients are chosen by drawing lots among the applicants of this group.

Draw 3

All plots remaining after draws 1 and 2 are assigned in draw 3. People who did not receive plots in the first two draws are in the draw group of draw 3. The plot recipients are chosen by drawing lots among the applicants of this group.

The plots that remain unreserved are transferred into the online plot application service. The plots are visible for a week in the service before they can be applied for.



## 2. Plot Reservation Conditions

### Rental plot reservation fee

The reservation recipient must pay a 3000 € reservation fee, which includes a 1552 € rental deposit, an 898 € subdivision fee and a 550 € processing fee.

A 550 € processing fee is charged from plot recipients if the received plot reservation is cancelled before paying the reservation fee or before signing the lease contract.

After cancelling a lease contract, the possibly unused rental deposit and the subdivision fee will be refunded. The 550 € processing fee will not be paid back.

### Sales plot reservation fee

The reservation fee of sales plots is 550 € which is not included in the purchase price. Additionally, the buyer is charged an 898 € subdivision fee.

A 550 € processing fee is charged from plot recipients if the received plot reservation is cancelled before paying the reservation fee or before signing the purchase contract.

### Contracts

Signing a lease contract in the online service is subject to a lease registration fee. Signing a lease contract on paper is subject to a registration fee. The service fees are determined according to the current price lists.

A plot sale on the National Land Survey of Finland's online exchange service is subject to a transaction fee, which includes a title registration fee. A plot sale on paper is subject to the following charges: the notary's reward and a title registration fee. The service charges are determined according to the current price lists.

### Soil testing

The plot recipient must conduct all required plot-specific soil testing on their own charge with their statement of establishment within the reservation period before signing the purchase or lease contract. Send the finished plot testing report to [maanvuokra@ouka.fi](mailto:maanvuokra@ouka.fi) (for rental plots) or [tonttipalvelut@ouka.fi](mailto:tonttipalvelut@ouka.fi) (for sales plots). The statement of establishment must produce evidence of the presence of acid sulfate soil on the plot with the required accuracy. The plot recipient is responsible for solutions necessitated by the soil in their building project.

### Invasive species

If invasive species are found during building on the plot, they must be taken into account during the stripping of topsoil and destroyed appropriately according to city instructions. Please contact [tonttipalvelut@ouka.fi](mailto:tonttipalvelut@ouka.fi).

## 3. Other Conditions

### Stormwater Management

Stormwater management is required on all building sites in the regions of Jääkärikangas, Pohjois-Ritaharju and Niemenranta. The area-specific building practice instructions include specific details about stormwater management.

The plot holder (buyer or renter) is responsible for the construction, upkeep and costs of the stormwater management system. The city will present an example of a technical solution of the management system according to the building practice instructions but does not oblige to any one model.

## 4. Plot Assignment Plan 2024

There are 83 plots up for applications in 2024. 27 of these are included in the spring draw and the remaining 56 in the fall draw. The plots are primarily located in new undeveloped areas.

There are plots up for applications in the following areas:

- Haukipudas, Niittyholma
- Korvenkylä
- Oulunsalo, Niemenranta
- Ritaharju, Vähäoja
- Vanha Hiukkavaara, Jääkärintangas

The following tables present the plots that can be applied for in the draws (the purchase and rental prices presented are determined according to the 2023 prices). The purchase and rental prices are tied to the annually updated cost-of-living index, the prices are updated to account for the new index that was published in January 2024 before the applications open. The letter after a neighborhood name indicates on which page of the map attachment you will find the plots.

### 4.1. Haukipudas, Niittyholma (A)

- Spring draw -
- Fall draw 18 plots

Property identifier	Area m <sup>2</sup>	Building rights k-m <sup>2</sup>	Number of floors	Street address	Selling price	Annual rent
564-120-2781-1	1426	170+at80	1 u1/2	Untuvapilvi 1	47 471,54 €	1 898,98 €
564-120-2781-2	1077	170+at80	1 u1/2	Untuvapilvi 3	35 853,33 €	1 434,22 €
564-120-2781-3	1077	170+at80	1 u1/2	Untuvapilvi 5	35 853,33 €	1 434,22 €
564-120-2781-4	1077	170+at80	1 u1/2	Untuvapilvi 7	35 853,33 €	1 434,22 €
564-120-2781-5	1076	170+at80	1 u1/2	Untuvapilvi 9	35 820,04 €	1 432,89 €
564-120-2781-6	1025	170+at80	1 u1/2	Untuvapilvi 11	34 122,25 €	1 364,97 €
564-120-2782-1	1310	170+at80	1 u1/2	Untuvapilvi 2	43 609,90 €	1 744,50 €
564-120-2782-2	985	170+at80	1 u1/2	Untuvapilvi 4	32 790,65 €	1 311,70 €
564-120-2782-3	982	170+at80	1 u1/2	Untuvapilvi 6	32 690,78 €	1 307,71 €
564-120-2782-4	969	170+at80	1 u1/2	Untuvapilvi 8	32 258,01 €	1 290,40 €
564-120-2782-5	945	170+at80	1 u1/2	Untuvapilvi 10	31 459,05 €	1 258,44 €
564-120-2782-6	958	170+at80	1 u1/2	Untuvapilvi 12	31 891,82 €	1 275,75 €
564-120-2782-7	958	170+at80	1 u1/2	Höyhenpilvi 11	31 891,82 €	1 275,75 €
564-120-2782-8	945	170+at80	1 u1/2	Höyhenpilvi 9	31 459,05 €	1 258,44 €
564-120-2782-9	969	170+at80	1 u1/2	Höyhenpilvi 7	32 258,01 €	1 290,40 €

564-120-2782-10	982	170+at80	I u1/2	Höyhenpilvi 5	32 690,78 €	1 307,71 €
564-120-2782-11	985	170+at80	I u1/2	Höyhenpilvi 3	32 790,65 €	1 311,70 €
564-120-2782-12	1251	170+at80	I u1/2	Höyhenpilvi 1	41 645,79 €	1 665,93 €

#### 4.2. Ritaharju, Vähäoja (B)

- Spring draw 4 plots
- Fall draw 19 plots

Property identifier	Area m <sup>2</sup>	Building rights k-m <sup>2</sup>	Number of floors	Street address	Selling price	Annual rent
564-79-237-5	864	250+at50	II	Pystykorvantie 20	58 518,72 €	
564-79-237-6	990	250+at50	II	Pystykorvantie 22	67 052,70 €	
564-79-238-1	980	250+at50	II	Pystykorvantie 24	66 375,40 €	
564-79-238-2	988	250+at50	II	Pystykorvantie 26	66 917,24 €	
564-79-237-1	852	250+at50	II	Pystykorvantie 12	57 705,96 €	2 308,31 €
564-79-237-2	864	250+at50	II	Pystykorvantie 14	58 518,72 €	2 340,82 €
564-79-237-3	865	250+at50	II	Pystykorvantie 16	58 586,45 €	2 343,53 €
564-79-237-4	864	250+at50	II	Pystykorvantie 18	58 518,72 €	2 340,82 €
564-79-238-3	976	250+at50	II	Pystykorvantie 28	66 104,48 €	2 644,26 €
564-79-239-1	888	160+at50	I	Pystykorvantie 3	60 144,24 €	2 405,84 €
564-79-239-2	900	160+at50	I	Pystykorvantie 5	60 957,00 €	2 438,35 €
564-79-239-3	1015	160+at50	I	Pystykorvantie 7	68 745,95 €	2 749,92 €
564-79-239-4	879	160+at50	I	Pystykorvantie 9	59 534,67 €	2 381,46 €
564-79-239-5	868	250+at50	II	Pystykorvantie 1	58 789,64 €	2 351,66 €
564-79-239-6	880	250+at50	II	Ajokoirantie 6	59 602,40 €	2 384,17 €
564-79-239-7	881	250+at50	II	Ajokoirantie 8	59 670,13 €	2 386,88 €
564-79-239-8	864	250+at50	II	Ajokoirantie 10	58 518,72 €	2 340,82 €
564-79-239-9	868	250+at50	II	Pystykorvantie 11	58 789,64 €	2 351,66 €
564-79-240-1	888	250+at50	II	Pystykorvantie 10	60 144,24 €	2 405,84 €
564-79-240-2	888	250+at50	II	Pystykorvantie 8	60 144,24 €	2 405,84 €
564-79-240-3	888	250+at50	II	Pystykorvantie 6	60 144,24 €	2 405,84 €
564-79-240-4	888	250+at50	II	Pystykorvantie 4	60 144,24 €	2 405,84 €
564-79-240-5	1016	250+at50	II	Pystykorvantie 2	68 813,68 €	2 752,63 €

### 4.3. Korvenkylä (C1 ja C2)

- Spring draw 7 plots
- Fall draw 12 plots

Property identifier	Area m <sup>2</sup>	Building rights k-m <sup>2</sup>	Number of floors	Street address	Selling price	Annual rent
564-87-24-1	800	250+at70	1 2/3	Tonkkatie 17	34 440,00 €	
564-87-25-1	848	250+at70	1 2/3	Tonkkatie 9	36 506,40 €	
564-87-25-2	896	250+at70	1 2/3	Tonkkatie 7	38 572,80 €	
564-87-25-3	909	250+at70	1 2/3	Tonkkatie 5	39 132,45 €	
564-87-25-4	1001	250+at70	1 2/3	Tonkkatie 3	43 093,05 €	
564-87-29-1	822	250+at70	1 2/3	Tiinutie 15	35 387,10 €	
564-87-31-1	1050	250+at70	1 2/3	Tiinutie 18	45 202,50 €	
564-87-25-5	1234	250+at70	1 2/3	Tonkkatie 1	53 123,70 €	2 124,95 €
564-87-29-2	984	250+at70	1 2/3	Tiinutie 13	42 361,20 €	1 694,45 €
564-87-29-3	1002	250+at70	1 2/3	Tiinutie 11	43 136,10 €	1 725,44 €
564-87-29-4	896	250+at70	1 2/3	Tiinutie 9	38 572,80 €	1 542,91 €
564-87-31-2	840	250+at70	1 2/3	Tiinutie 16	36 162,00 €	1 446,48 €
564-87-31-3	896	250+at70	1 2/3	Tiinutie 14	38 572,80 €	1 542,91 €
564-87-31-4	746	250+at70	1 2/3	Tiinutie 12	32 115,30 €	1 284,61 €
564-87-31-5	896	250+at70	1 2/3	Tiinutie 10	38 572,80 €	1 542,91 €
564-87-32-1	896	250+at70	1 2/3	Tiinutie 8	38 572,80 €	1 542,91 €
564-87-32-2	698	250+at70	1 2/3	Tiinutie 6	30 048,90 €	1 201,96 €
564-87-32-3	896	250+at70	1 2/3	Tiinutie 4	38 572,80 €	1 542,91 €
564-87-32-4	900	250+at70	1 2/3	Tiinutie 2	38 745,00 €	1 549,80 €

#### 4.4. Vanha Hiukkavaara, Jääkärinkangas (D)

- Spring draw 11 plots
- Fall draw -

Property identifier	Area m <sup>2</sup>	Building rights k-m <sup>2</sup>	Number of floors	Street address	Selling price
564-48-15-1	927	200+at90	II	Asesepäntie 12	74 493,72 €
564-48-15-2	927	200+at90	II	Asesepäntie 10	74 493,72 €
564-48-15-3	927	200+at90	II	Asesepäntie 8	74 493,72 €
564-48-15-4	927	200+at90	II	Asesepäntie 6	74 493,72 €
564-48-15-5	927	200+at90	II	Asesepäntie 4	74 493,72 €
564-48-15-6	945	200+at90	II	Asesepäntie 2	75 940,20 €
564-48-18-2	751	200+at90	II	Asesepäntie 22	60 350,36 €
564-48-18-3	751	200+at90	II	Asesepäntie 20	60 350,36 €
564-48-18-4	751	200+at90	II	Asesepäntie 18	60 350,36 €
564-48-18-5	751	200+at90	II	Asesepäntie 16	60 350,36 €
564-48-18-6	1134	250+at90	II	Asesepäntie 14	91 128,24 €

#### 4.5. Oulunsalo, Niemenranta (E)

- Spring draw 5 plots
- Fall draw 7 plots

Property identifier	Area m <sup>2</sup>	Building rights k-m <sup>2</sup>	Number of floors	Street address	Selling price	Annual rent
564-140-550-2	1057	250+at70	II	Vinssimiehentie 3	45 503,85 €	
564-140-550-3	1057	250+at70	II	Vinssimiehentie 5	45 503,85 €	
564-140-550-4	1057	250+at70	II	Vinssimiehentie 7	45 503,85 €	
564-140-550-5	937	250+at70	II	Vinssimiehentie 9	40 337,85 €	
564-140-550-6	1063	250+at70	II	Vinssimiehentie 11	45 762,15 €	
564-140-550-1	1144	250+at70	II	Vinssimiehentie 1	49 249,20 €	1 969,97 €
564-140-551-1	1379	180+at70	I	Vinssimiehentie 2	59 365,95 €	2 374,64 €
564-140-551-2	1106	180+at70	I	Vinssimiehentie 4	47 613,30 €	1 904,53 €
564-140-551-3	1106	180+at70	I	Vinssimiehentie 6	47 613,30 €	1 904,53 €
564-140-551-4	1106	180+at70	I	Vinssimiehentie 8	47 613,30 €	1 904,53 €
564-140-551-5	1087	180+at70	I	Vinssimiehentie 10	46 795,35 €	1 871,81 €
564-140-551-6	1229	180+at70	I	Vinssimiehentie 12	52 908,45 €	2 116,34 €

## **5. 2023 Plot Draws**

There has been a lot of interest in the city's single-family home plots in the last years and the amount of applicants has been larger than the number of plots. The fall draw was more popular since the plots in that draw could also be rented.

In 2023, the plots were applied for as follows:

- Spring 2023: 84 applications (31 plots)
- Fall 2023: 173 applications (73 plots)
  - Additional draws 2023: 25 applications (22 plots)



Omakotitonttien  
luovutus suunnitelman  
karttaliite vuodelle 2024

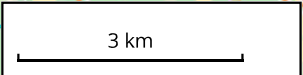
**A**  
Niittyholma

**B**  
Ritaharju,  
Vähäoja

**C**  
Korvenkylä

**D**  
Vanha Hiukkavaara,  
Jääkäri kangas

**E**  
Niemenranta

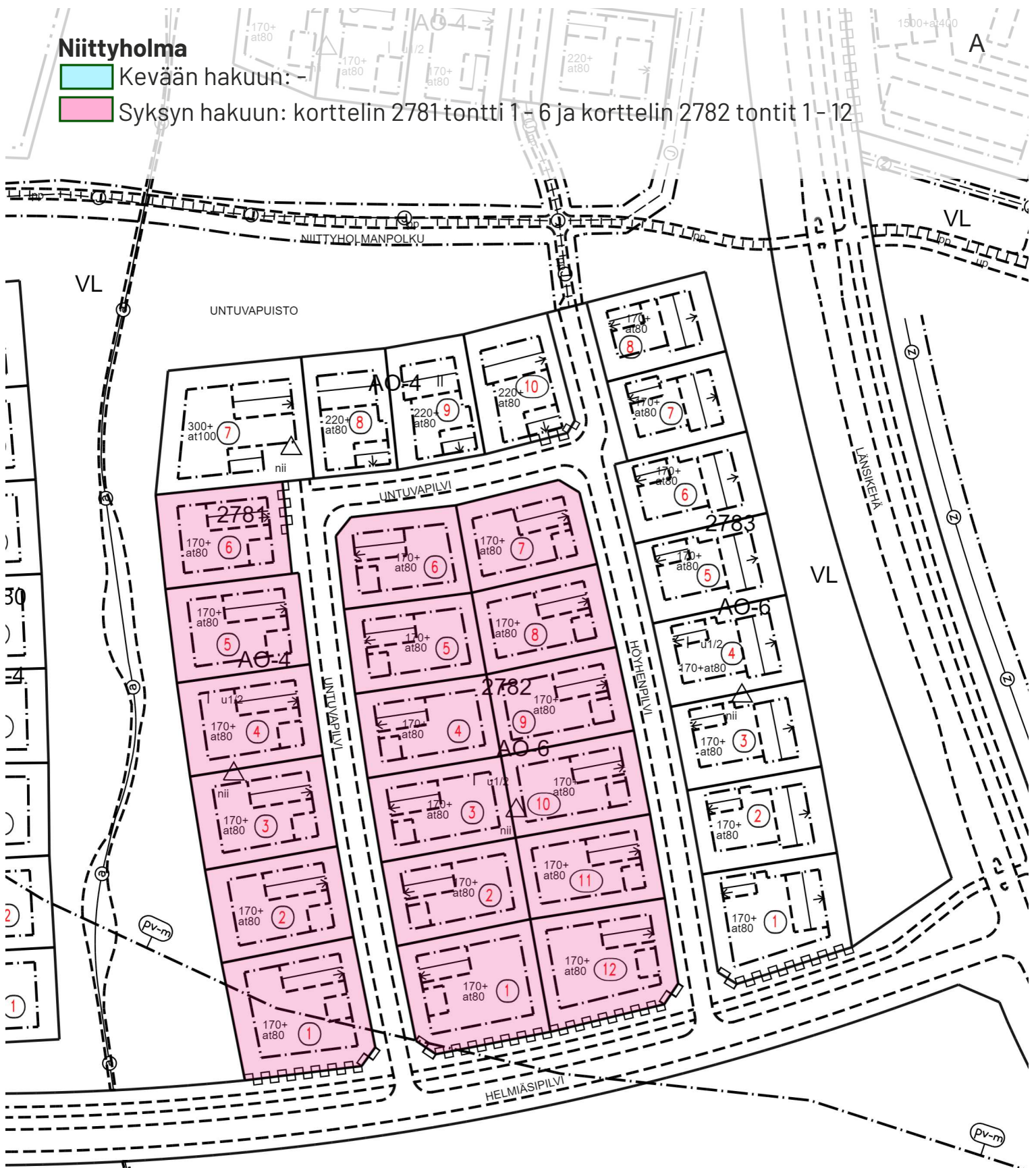




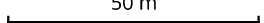
# Niittyholma

 Kevään hakuun:

 Syksyn hakuun: korttelin 2781 tontti 1 - 6 ja korttelin 2782 tontit 1-12



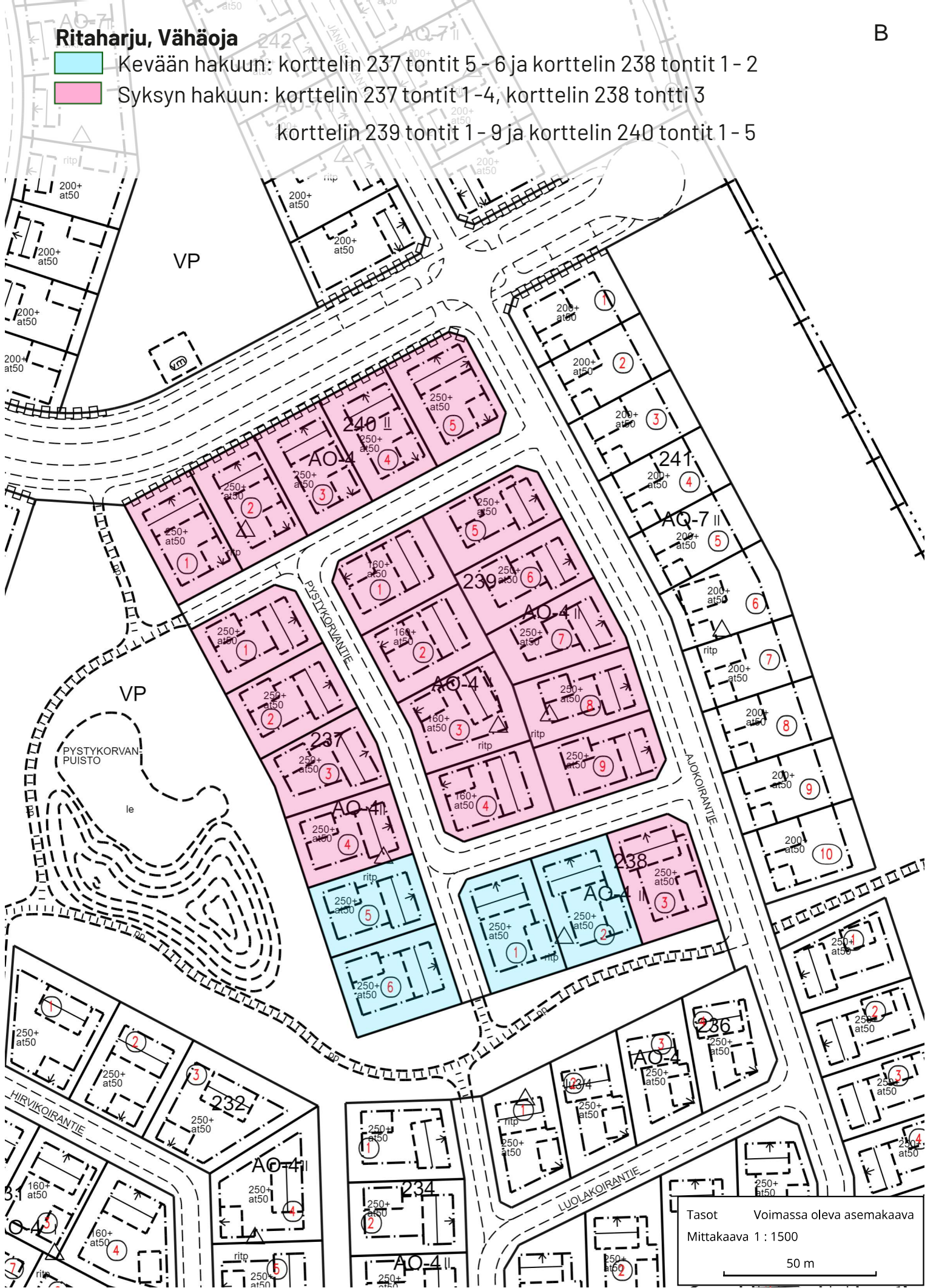
## HAUKIPUDAS 120

Tasot Voimassa oleva asemakaava  
Mittakaava 1 : 1500  
 50 m



# Ritaharju, Vähäoja


- Kevään hakuun: korttelin 237 tontit 5 - 6 ja korttelin 238 tontit 1 - 2
- Syksyn hakuun: korttelin 237 tontit 1-4, korttelin 238 tontti 3  
korttelin 239 tontit 1 - 9 ja korttelin 240 tontit 1 - 5



Tasot Voimassa oleva asemakaava  
 Mittakaava 1 : 1500  
 50 m



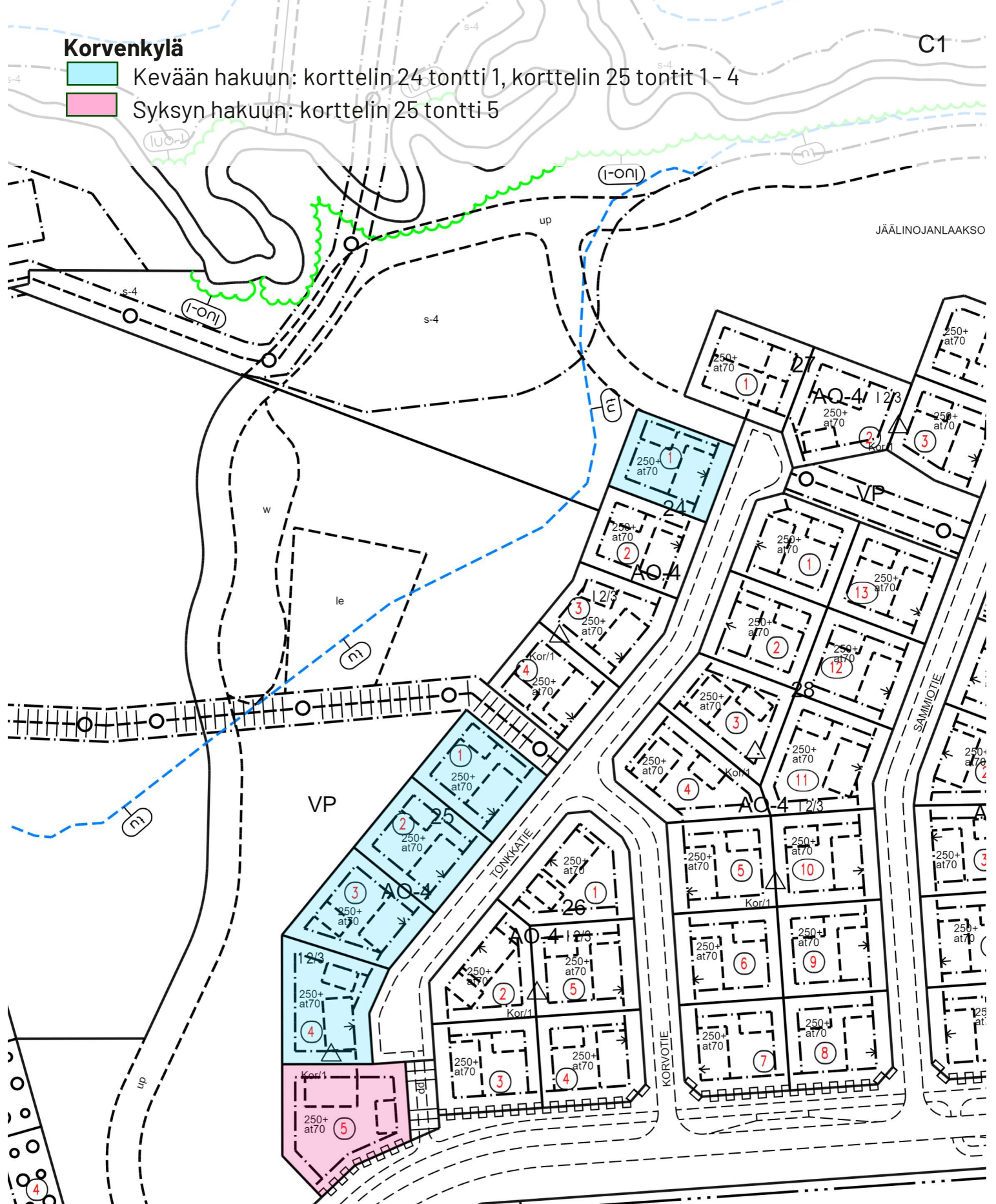
# Korvenkylä

 Kevään hakuun: korttelin 24 tontti 1, korttelin 25 tontit 1 - 4

 Syksyn hakuun: korttelin 25 tontti 5

C1

JÄÄLINOJANLAAKSO

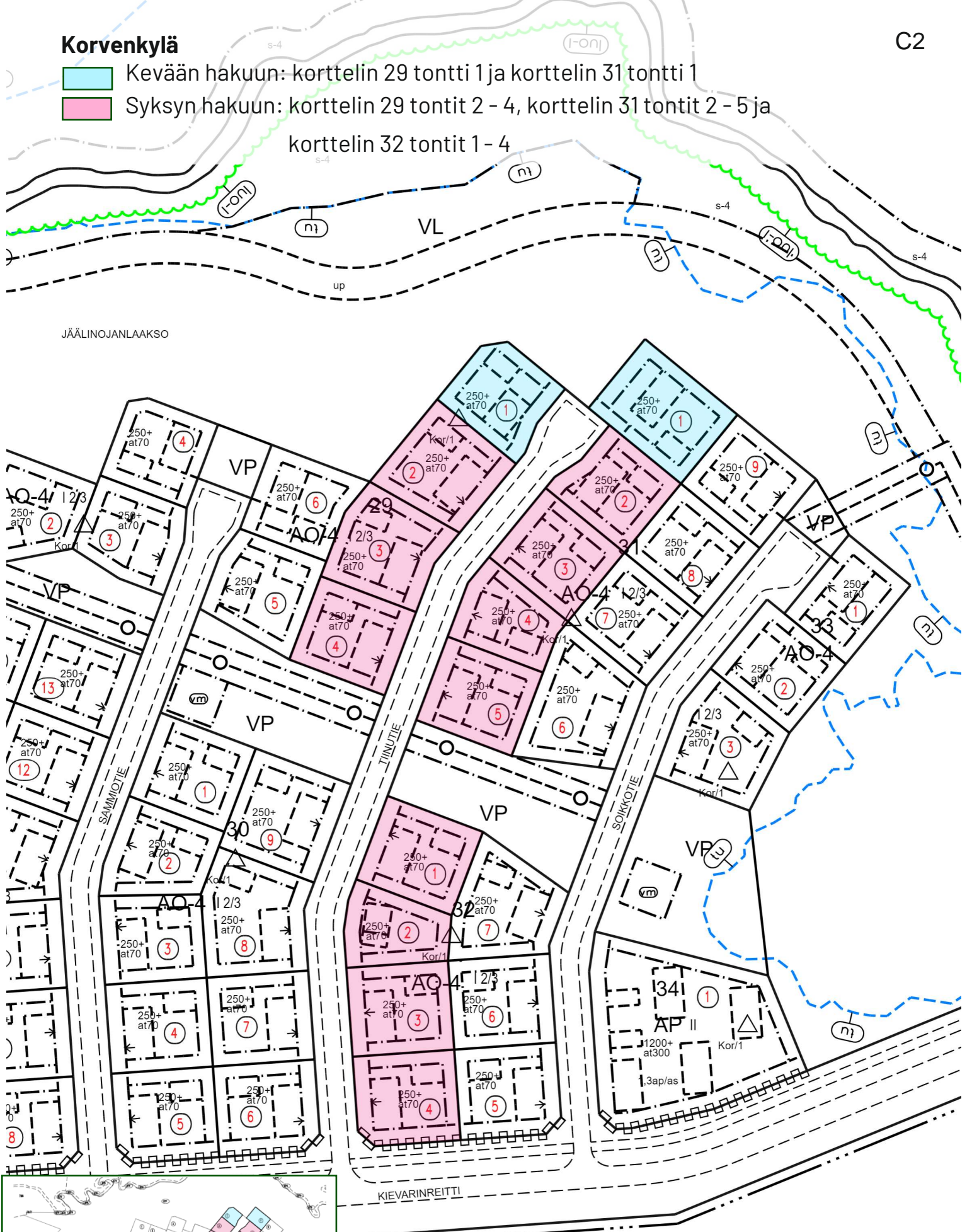


Tasot Voimassa oleva asemakaava  
Mittakaava 1 : 1500  
50 m



# Korvenkylä

- Kevään hakuun: korttelin 29 tontti 1 ja korttelin 31 tontti 1
- Syksyn hakuun: korttelin 29 tontit 2 - 4, korttelin 31 tontit 2 - 5 ja korttelin 32 tontit 1 - 4



JÄÄLINOJANLAAKSO



Tasot Voimassa oleva asemakaava  
 Mittakaava 1 : 1500  
 50 m

# Vanha Hiukkavaara, Jääkärikan- kaangas

D

Kevään hakuun: korttelin 15 tontit 1 - 6 ja korttelin 18 tontit 2 - 6

Syksyn hakuun: -



## A HIUKKAVAARA 48

ALOKKAANPUISTO

VP



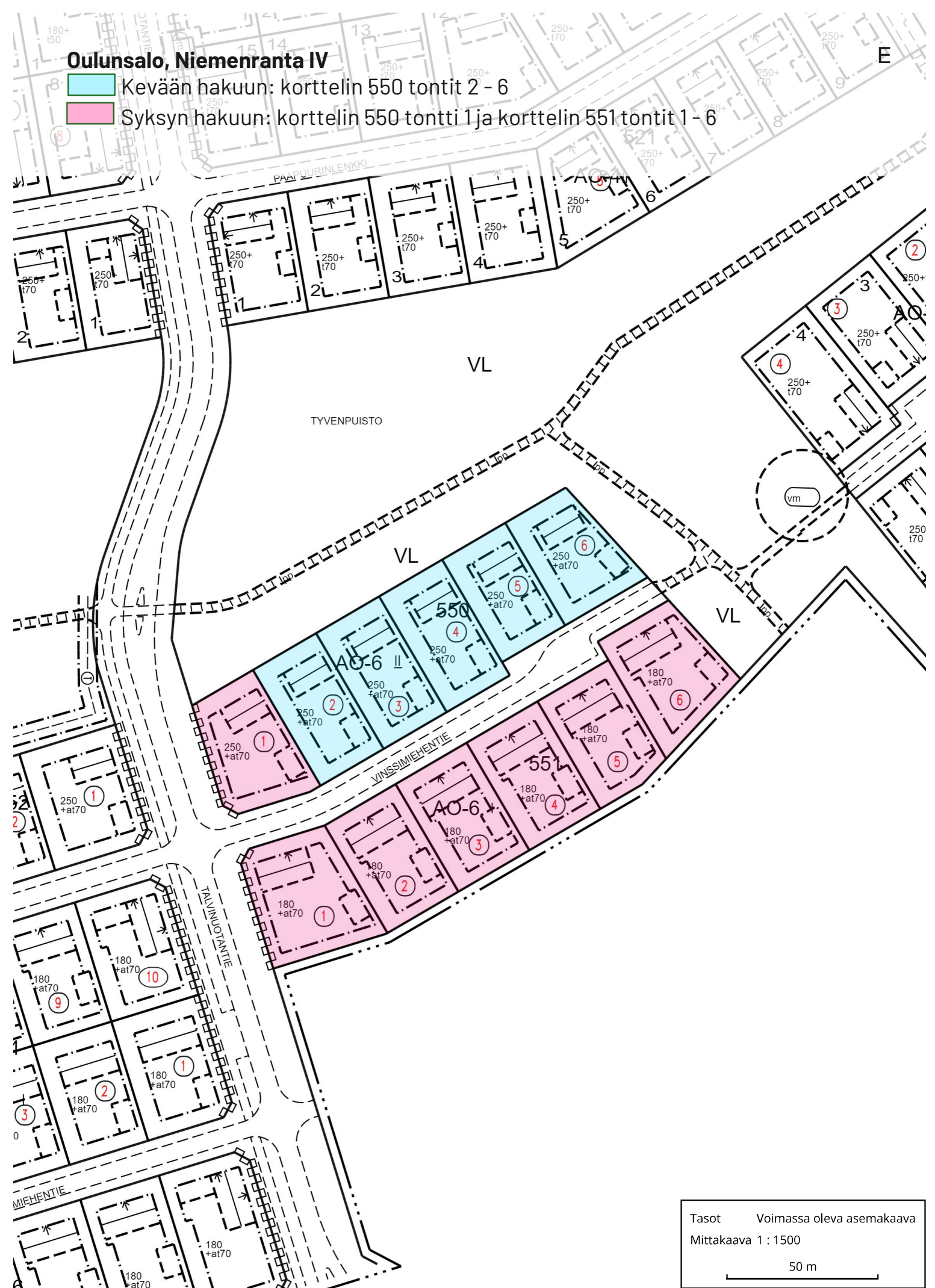
Tasot Voimassa oleva asemakaava  
Mittakaava 1 : 1500  
50 m



# Oulunsalo, Niemenranta IV

 Kevään hakuun: korttelin 550 tontit 2 - 6

 Syksyn hakuun: korttelin 550 tontti 1 ja korttelin 551 tontit 1 - 6



Tasot Voimassa oleva asemakaava  
Mittakaava 1 : 1500  
50 m