

GUIDELINES FOR APPLICANTS OF PLOTS

1. SUBMISSION OF APPLICATION

The plots that can be applied for are marked in the terrain. Facing the street there is an address plate with the real estate code (e.g. 24-150-3). The Urban Environment Board will decide on the allocation of plots among the applicants who have submitted their applications within the deadline. All applicants will be notified of the decision by post. If the Urban Environment Board does not reserve a plot to anyone after the application period, the plot will be subject to a so-called ongoing plot draw based on the validity of the decision of the board. Applications will be processed on a first come first served basis.

The customer can apply for the plots through the eTontti service or use the application form (pdf). In addition to the application form, the applicant must submit (E-mail or post):

- Draft plot use plan (layout of buildings, parking, yard arrangements, etc.)
- Plan for the building schedule
- Applicant reference information
- Report on the energy efficiency of buildings and the heating system

The applicant can be a private individual, a corporate body or a housing or real estate company established by the applicant. The city has the right to reject or approve applications.

Applications will be returned to the Technical Office /Real Estate Office, Kirkkopuistikko 26 A, 2nd floor by the deadline. The postal address is, City of Vaasa, Real Estate Office, PO Box 2, 65101 Vaasa.

A plot can either be leased or purchased. Note that a purchase / lease decision is also required in addition to the reservation decision.

2. RESERVATION FEES

The plot reservation fee is 25% of the normal annual rent. An invoice for the plot reservation fee will be sent to the person making the reservation at the time of the decision. The invoice must be paid by the due date. Failure to pay the invoice will result in forfeiture of the reservation of the plot. The reservation fee paid will be refunded upon the lease or purchase



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PL | PB 2, 65101 Vaasa | Vasa
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Puh | Tfn +358 400 684373
per.bengs@vaasa.fi



of the land. Payment will not be refunded unless the reservation results in a lease or purchase of the land.

Reservation of the plot does not justify filling the plot, felling trees or other actions on the plot. The management of the land is transferred to the person reserving the plot in accordance with the terms of the lease or deed of sale.

The person reserving the plot must make a lease agreement or purchase the land before the end of the reservation period. If the company/person reserving the plot has not entered into a lease or purchased the land at the end of the reservation period, the City shall reallocate the land without consulting the holder of the plot.

3. TAXES AND FEES

Upon completion of the transaction or at the time of signing the lease, the City will charge the purchaser of the plot a fee of € 280,00 (incl. VAT, Yr. 2021) for drawing up and validating the deed of sale. A leasing contract will cost € 160,00 (incl. VAT, Yr. 2021). The city will charge the plot purchaser / tenant for the plot division fee and registration fee at the current rate of € 1.590 if the plot is over 10.000 m², € 1,370.00 if the plot is over 2,000 m², and € 1,120,00 if the plot is less than 2.000 m² (Yr. 2021, VAT 0%).

The local water authority (Vaasan Vesi) will charge the plot purchaser for the costs of connecting the plot to the water and sewerage pipeline once the building permit has been granted and the connection agreement has been concluded. Further information:

www.vaasanvesi.fi

The city and the plot purchaser are responsible for the taxes and fees to be paid for their respective periods of ownership and tenure. The plot purchaser pays the transfer tax (4% of the transaction amount).

4. OBLIGATION TO BUILD

A residential building on a plot shall be built to a state of readiness that can be subject to a commissioning review within two (2) years from the commencement of the lease term/signing of the deed of sale or from the date that it is technically feasible to build on the plot.

The obligation to build is at least 85% of the permitted building rights (AR / AP / AK plots).



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5. SELLING FORWARD

Relinquishing a plot of land before completion of the construction obligation can take place only under conditions approved by the city.

6. BUILDING REGULATIONS

A building must comply with zoning regulations. Further information on building regulations: Building Inspection, Kirkkopuistikko 26 A, e-mail: byggnadstillsynen.lov (at) vasa.fi tel. 0400 464 942 or 0400 680 448.

The lessee/land buyer is responsible for the land surveys and the way the building is constructed in connection with the building project.

The location and height of the water and sewerage connection should be checked with the local water authority, Vaasan Vesi, www.vaasanvesi.fi



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