

## **Application and assignment policy for single-family sites**

### **First-time assignment of a single-family site, general assignment policy**

1. The first-time assignment of single-family sites takes place by renting or selling either through an open bidding procedure, in which case the base price is approved by the City of Turku, or by an application procedure based on the zoning price.
2. The City of Turku shall decide which sites are to be assigned by means of an open bidding procedure and which sites by means of an application procedure.
3. Only a natural person may rent a site in the open bidding procedure and the application procedure. A natural person may not rent a site on behalf of a company in its formation.
4. If the party submitting the bid or application is already in possession of a site received from the City, upon which the construction obligation laid down in the deed has not been fulfilled, it is possible to make a conditional decision to assign the site based on the bid or application in a manner that the signing of the deed based on this decision is subject to the fulfilment of the construction obligation of the land previously assigned. The time limit for signing the deed shall not exceed eight months and is not-extensible.
5. The City shall always have the right to reject a bid or application submitted for a site if there is a justified reason for the rejection. Outstanding debt to the City of Turku shall, at least, be considered a justified reason.
6. In the application procedure, the sites that are the subject of the application must be indicated, and while several sites can be indicated, only one site may be assigned.
7. If more than one application is submitted regarding a site in the application procedure, lots will be drawn between the applicants. Everyone applying for a site will be placed in a random order, and the reserve spots are only used during the particular process. Applications must include an order of preference for the sites, which will only be made use of in the case that the same person would be given more than one site.
8. The sites available in the application procedure are primarily assigned to natural persons. If there are no applications by a natural person or all natural persons seeking a site receive another site in the application procedure, the site can be sold to a company, and if there is more than one company in the applicants, the site is drawn between the companies.
9. One party can submit only one application for one site.

Applicants will be considered the same party, when:

1. they are spouses or living in marriage-like conditions;
2. an entity or foundation in which the applicant or a person referred to in paragraph 1 has control, or in which those persons alone or jointly hold at least 30% ownership or at least 30% votes granted by their community shares;
3. an entity or foundation in which the applicant or a person referred to in paragraph 1 is the Executive Director, a member of the Board of Directors or a member of the Management Board.

A person or entity shall be deemed to have control, when it:

1. has more than half of all the votes granted by all stock, member shares or community shares, or

2. has the right to appoint a majority of the members of another entity's Board or a similar body, or to a body with such a right.

All entities whose ownership or control lies with persons or entities in the manner above shall also be considered the same entity in regards to site applications, regardless if the entity's owner or the party with control does not seek a site as a natural person to their own name.

Similarly, all natural persons as well as entities whose ownership or control is, as defined above, with the same persons or entities already submitting an application for a site on behalf of a company being formed, are considered to be the same party.

### **The list of sites that can be assigned immediately**

1. After the first-time assignment rounds, sites will become available to be assigned immediately for whomever wishes to purchase them at the currently valid zoning price set by the City, or to rent them at a base price that is determined as 4% of the property's capital value.
2. The application period for a site shall end and it shall be removed from the list of sites that can be assigned immediately after the weekday on which one or more purchase or rental offer has been submitted for the site.
3. If more than one application is submitted for a site that can be assigned immediately during the application period, the site shall be primarily assigned by renting or selling it to natural persons. If there is more than one natural person among the applicants, the recipient of the site is drawn between them.
4. If no applications from natural persons have been received, the site may be assigned to a company and if there are applications from multiple companies, the site is drawn between them.
5. Sites on the list of sites that can be assigned immediately will not be assigned to any party that has already been given a site by the city upon which the construction obligation, set in the deed, has not been fulfilled. What is a same party is defined as specified above in section 9 of the General Assignment Policy. However, for particular reasons, a site may also be assigned to such an applicant on a case-by-case basis.

### **Sites that are not assigned due to a lack in bids and applications or due to rejection or cancellation**

1. If a site in the application procedure does not receive any applications, or an application for a site that is available to be assigned immediately is cancelled, it will be returned to the list of sites that can be assigned immediately on the first weekday of the month following the assignment decision in the application procedure or the cancellation, from which it will be available according to regular terms.
2. If no bids are submitted for a site during the open bidding period, or the site has received applications that are then cancelled, the site will be returned to the list of sites that can be assigned immediately and subject to the usual application policies with an application period of 14 days.
3. If bids have been submitted for a site during the open bidding period and a bid is then either cancelled or withdrawn, the site will become available to be assigned on a case-by-case basis either by means of an open bidding process or by an application process or it will become available to be assigned immediately through the application process in accordance with the regular policies with an application period of 14 days.

### **Sites returned to the City due to contract termination**

If a site has been assigned from the list of sites that can be assigned immediately and it is returned to the city after the deed or rental agreement has been signed, the site will be returned to the list on the first weekday of the following month and subject to the regular policies of application.

If a site has been assigned through the application process or in accordance with the previous assignment procedure as a site for families with children and it is returned to the city after the deed or rental agreement has been signed, the site will become available to be assigned immediately through the application process in accordance with the regular policies with an application period of 14 days.

If a site has been assigned as a result of an open bidding process and is then returned to the city after the signing of the deed or rental agreement, the site will become available to be assigned on a case-by-case basis either by means of an open bidding process or by an application process or it will become available to be assigned immediately through the application process in accordance with the regular policies with an application period of 14 days.

### **Transfer of an unbuilt site**

1. As a rule, a site is considered unbuilt until the building control authority has carried out a final or partial inspection of the buildings on the site on part of the construction obligation laid out in the deed.
2. As a rule, transfer of a site that has been bought or rented from the city is not approved if it is unbuilt.
3. However, for specific reasons presented by the tenant or buyer, the transfer of an unbuilt site may be approved on a case-by-case basis.
4. The transfer of an unbuilt site from a private individual or a company to another company may only be approved for significant reasons presented by the tenant.