New Perspectives on Second Homes

Program and abstracts from the IGU Commission for the Geography of Tourism, Leisure and Global Change conference, Skeviks gård, Stockholm, 9-11 June 2014

Dieter K. Müller
Roger Marjavaara
New Perspectives on Second Homes

Program

Monday, 9 June 2014

13.30 – 15.00
Introduction and opening
Dieter K. Müller and C. Michael Hall

Session I: Second homes in developing economies
Chair: C. Michael Hall

Current issues related to the development of second homes in China
Yi Hu, Rong Huang & Graham Busby

Second Homes in a Mexican Town - Made in the US: Tourism, Membership and Transnationalism
Helene Balslev Clausen

Coffee break

15.30 - 17.45
Session II: Social perspectives
Chair: Seija Tuulentie

Permanent-Tourist and Second Home Owner – Host Relations in Turkey
Imren Waller

The more, the merrier? Strategies and effects of generational changes and shared usage of second homes in Sweden
Urban Nordin, Annika Strandin Pers & Maja Lagerqvist

Short break

Stories of Second Homes
Ingrid Persson

Seasons, Social Networks and Nature in the Making of Second Home Community in a Tourist Area
Seija Tuulentie & Asta Kietäväinen

19.00 Dinner
Tuesday, 10 June 2014

08.30 – 10.00

Session III: Second homes and migration
Chair: Ulrika Åkerlund

Second homes and retirement migration: implications for local governance in SE Australia
Chris Paris, John Martin and Brad Jorgensen

Swiss second-home owners’ intention to move to their dwelling: an integrated ordered logit model with latent variables.
Igor Sarman

Globalization and the tourism-migration nexus: Lessons from Tafí del Valle (NW Argentine Andes)
Gerhard Rainer & Samuel Bedrich Morales Gaitán

Coffee break

10.30 - 12.00

Session IV: Second homes and the countryside
Chair: Salvador Anton Clavé

Second Home Dwellings as Social Interface to Local Economy in the Kvarken Archipelago
Kristina Svels

Second homes, their users and relations to the rural space and the resident communities in Czechia
Jiří Vágner and Dana Fialová

Second home tourism in South Tyrol: between roots and routes
Serena Volo

Lunch

13.30 – 15.00

Session V: Second homes as opportunity
Chair: Roger Marjavaara

Second homes as an income and employment opportunity for rural households: a comparative study between Poland and Finland
Adam Czarnecki

Coping with Second Home Tourism: Reactions and Strategies of Private and Public Service Providers in Western Sweden
Lars Larsson & Dieter K. Müller

Do inhabitants having a second home play only a secondary role in coastal territories? A case-study in Charente-Maritime (France)
Caroline Blondy, Caroline Bontet, Christine Plumejeaud-Perreau, Luc Vacher & Didier Vye

Coffee break
15.45 – 18.15  
**Session VI: Economic perspectives**  
*Chair: Adam Czarnecki*

A register based analysis of summer houses, their owners and commercial letting in Denmark  
*Carl Henrik Marcussen*

Related features of second homes with self-catering accommodation in Europe  
*Marek Więckowski*

*Short break*

**Session VII: Environmental perspectives**  
*Chair: Marek Więckowski*

Second homes and “green sprawl”: impact of second homes development on natural open areas on an example of Bory Tucholskie region in Poland  
*Czesław Adamiak*

Environmental perceptions of rural second home tourism in Finland  
*Mervi J. Hiltunen, Kati Pitkänen & Greg Halseth*

19.00 Dinner

**Wednesday, 11 June 2014**

08.30 – 10.00  
**Session VIII: Spatial relations**  
*Chair: Chris Paris*

The spatial distribution of second homes and traffic accessibility in an insular area – example of the Croatian Islands  
*Vuk Tvrko Opačić*

The Compensation Hypothesis in the Swedish Second Home Property Market  
*Roger Marjavaara & Dieter K. Müller*

Impact of the Residential Environment on Second Home Use in Finland – Testing the Compensation Hypothesis  
*Anna Strandell & C. Michael Hall*

*Coffee break*

10.30 – 12.00  
**Session IX: Policy and planning**  
*Chair: Dieter K. Müller*

Second Homes in Local Policy: An Overview of Policy Issues in Finnish Municipalities  
*Ulrika Åkerlund*

Is the Party Over for Second Homes in Australia? How Action Research and Management Theory Can Combine to Aid a Fragmented Sector
Clare Keogh, Anton Kriz & Patricia C Johnson

How new communal district committees enable second home owners’ participation in the development process of public services
Asta Kietäväinen & Seija Tuulentie

Lunch

13.00 – 15.00
From second home areas to a permanent city: a planning strategy to renovate tourist destinations of Mediterranean coast
Maria Trinitat Rovira Soto & Salvador Anton Clavé

Session X: Mobile second homes
Chair: Kati Pitkänen

Mobile Second Homes or Cheap Permanent Homes? The Problematic Fluidity of Caravans and Motor Homes as Second Homes
C. Michael Hall

Caravanning - Giving Space for Family Togetherness
Marie Vestergaard Mikkelsen

Closing session
Dieter K. Müller & C. Michael Hall

15.00 Coffee and departure
Abstracts
Second homes and “green sprawl”: impact of second homes development on natural open areas on an example of Bory Tucholskie region in Poland

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ABSTRACT: The question of environmental impacts of second homes is considered as an important issue by second homes researchers, but underrepresented in their research. Due to usual location of purpose-built second homes in amenity rich areas their development contributes to exurban development approaching and engulfing natural areas sometimes referred to as “naturbanization” or “green sprawl”. It may bring about not only adverse ecological and aesthetic effects, but also compromise public access to natural amenities. In my study I analyze how second homes development in a dynamic second homes area affects natural open areas, and how local governance practices (do not) cope with this challenge. I explain how ambiguous and diverse functional, legal and technical status of second homes contribute to the production of sprawl in amenity-rich areas.

I use a case study of Bory Tucholskie region, a lakeland area increasingly penetrated by purpose-built second homes whose number tripled since the late 1990s. I perform a two-stage study employing GIS and interview data. On the first stage I ask about the role of second homes in landscape transformations in the study area since 1990s. I analyze cartographic sources, archival aerial photographs and results of a meticulous field inventory including forms of second homes not covered by official data (semi-mobile, provisional, unfinished and unregistered). I conclude that second homes did not constitute the main element of new urbanization in the recent period in numerical terms, but their increasingly dispersed locations along forest edges and lakefronts cause more acute ecological and aesthetical impacts than development of residential, industrial and service constructions which was spatially clustered in existing built-up areas. In the second part of my analysis I use interviews with local residents, second home owners, representatives of local authorities, forest administration and nature conservation entities to explain the perception and responses of various actors to impacts of second homes development on natural amenities.

The analysis shows that the character of second homes use and their users relation to the area facilitates unplanned sprawl of second homes around natural areas and hamper managing and mitigating negative impacts of this development. Seasonal use enables second homes to penetrate natural areas not suitable for permanent residence or other uses due to lack of infrastructure and road maintenance. Peripheral location and presence of various provisional and semi-mobile forms facilitate avoiding construction and land use regulations. Non-resident status of second homes users keep second homes areas out of direct interest of local authorities, while nature conservation and forest administration cannot affect development occurring outside their borders though second homes development edging forests and protected areas have cross-border effects on them. The possibilities of generalizing results of the analysis are limited by local and national geographical and governance context, but parallels may be built with other countries. I conclude that it is necessary to integrate second homes scholarly with the research on the environmental impacts of amenity-driven residential development, as second homes mobility may be a critical factor contributing to the penetration of natural areas by the “green sprawl”.
ABSTRACT: Second home tourism as a significant phenomenon has long been acknowledged in the Nordic countries as well as worldwide. Following Coppock’s (1977) oft-quoted question whether second homes should be considered a “curse or blessing?” research has noted both its (potential) environmental, economic, and social impacts, but also opportunities for local development. In Finland (and the Nordic countries at large), contrasting the patterns in other European countries, second homes are generally located outside of rural community centers and do not form clear settlement structures but are rather dispersed. Second homes play a significant role in the imagination of Finnish cultural landscapes, and their spatial distribution often follows the mosaic of natural water bodies. On the local level, studies focusing on policymaking or governance processes related to second homes are generally lacking even though there have been some initiatives on the national level. For example, Pitkänen and Vepsäläinen (2008) identified some emerging trends and issues within the public media discourse on second homes; new and alternative uses of second homes (such as increased dual dwelling), internationalization of second homes, and regional differences in property and land values related to development of second homes. It was found however that these issues have to a large extent been overlooked in national policy documents. This suggest that municipalities could face a range of planning problems related to second home development, such as:

- Land use conflicts including public access to natural amenities, building regulation issues and competing (economic) activities.
- Minimizing negative environmental, social, and economic impacts, while also seizing opportunities for positive outcomes.
- The provision of services and infrastructures to cater to the needs of a year-round population as well as a “hidden” seasonal population.
- The politicization of second home owners; i.e. second home owners as active participants in local communities.

In all, these planning problems also enhance the need for defining and accounting for second home ownership and use. The imminent merging of municipalities in Finland could also pose a problem as policies have to be streamlined between different settings. A review of local planning must be related to the specific context within which it takes place. This paper aims to do so with the perspective of Finnish municipalities in focus. The paper will draw on results from a survey directed at Finnish municipalities, to be conducted during the spring of 2014. Results can so far be only tentative, however the aim is to explore the extent to which (and in what ways) second homes are included in regional and local planning policy in Finland, what the attitudes are among Finnish municipalities towards second homes as a tool for regional development, and to identify emerging and future issues concerning the opportunities and challenges of including second homes in local planning policy. A second aim is to identify future research issues, and possibly to suggest policy formulation.
Second Homes in a Mexican Town - *Made in the US*
Tourism, Membership and Transnationalism

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ABSTRACT: North Americans are increasingly buying second homes in foreign countries, notably in Mexico (Go 1988; Kelly 2000; Croucher 2010). The last decades there have been an increased flow of North Americans in their mid thirties buying second homes in Mexican communities in the Mexican/US border states. However, this type of mobilities is poorly studied, although I believe their influence is important to acknowledge and access (Clausen 2008; Clausen & Velázquez 2010) and also as stated by Müller (1999) and Hall (2004) second homes are significant to understand the nature of contemporary mobility and regulation, and the insights that such discussions may bring to our understanding of contemporary society. This paper aims to address this research gap by examining how a transnational group of North American second home owners in a Mexican community through tourism activities seeks to create local and regional development. The paper argues that the group of second home owners through tourism activities negotiates its practices and rights of membership in order to develop and reconstruct a distinct social space (corresponding to the global imaginaries about Mexico) they want to be actively members of. However, and interestingly they do not have any wish to become Mexicans or obtain dual citizenship. They are as stated by the studies of e.g. Gallent & Tewdwr-Jones, (2000) then excluded from certain citizenship rights and access to public institutions, which necessarily creates difficulties in influencing the local society to the same extent as residents. However, during my six months ethnographic field work, my findings show that these non-formalized actors through tourism activities become central not only in the socio-cultural and economic development processes, but also in political processes that contest and reformulate existing structures of power, identity and membership at a local and regional level. In line with the studies of Albarre (1977) and Buller & Hoggart (1994) the social integration of second home owners into the local community is, however, not self-evident as it also depends on the social ambitions of the second home owners themselves. This case study suggests that there is more at stake. Approaching the empirical material with a transnational perspective the national as container of social processes and power is cracked and reject the nation state as the only governing power. This gives terrain for acknowledging formal and informal practices (e.g. Levitt 2001; Glick-Schiller 2002; 2004) and opens for geography of politics that destabilizes formal meanings of the citizen. Even though the second home owners are not fully recognized as such, they can nonetheless function as bearers of partial rights, e.g. more generally as part of the political landscape. Then, the difference between having and not having citizenship is becoming blurred as the territorialization of entitlements is increasingly challenged by deterritorialized claims beyond the state. As this case study illustrates second home owners’ from the North going to the Global south cannot be seen only in a local context and even less when it is two countries (Mexico/US) that have such a long and rich tradition with each other.
Do Inhabitants Having a Second Home Play only a Secondary Role in Coastal Territories? A Case-study in Charente-Maritime (France)

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ABSTRACT: The aim of this paper is to enlighten the role second home owners can play within the dynamic of touristic coastal territories.

Under the rising globalization, coastal zones are generally concerned with an important economic and demographic attractiveness. Second homes play a major part in this coastal pressure, first of all because of their number (over a million secondary homes along the French coastline). In many cities, not only second homes form an important part of the housing stock, but they also represent numerous touristic accommodations and contribute to the local economy (Davezies 2009, Terrier 2006 and 2009). Second homes owners are a hybrid population: somewhere between inhabitants and tourists, they are an example of new arts of dwelling and the mobility in our modern societies (Stock, 2006; 2007). They “live, reside, are settled in a specific place” (Dubost, 1998). Therefore we can wonder if this settlement involves large socio-economic impacts for the territories. Does this settlement have any effect on second homes owners’ perception of environment and public policies? Do second home owners themselves influence public policies? We assume that, far from being “secondary”, this population takes a full part in their territories dynamics, especially in coastal and touristic zones.

Nevertheless, very few French geographers have yet studied secondary homes and their owners as a specific research theme. Most studies deal with permanent inhabitants or touristic clienteles. Those who indeed focused on second homes (Aguer & Vergeau, 2009; Zaninetti, 2013) only examined the real estate property, not the owners’ habits and representations of local environment. This lack of knowledge is also due to the complexity of collecting quality data about this mobile and “fluctuating” population.

Our research group has conducted a methodological reflection in order to launch a pioneering study about second homes owners’ habits in Charente-Maritime. France being the first destination of international tourism, Charente-Maritime is the second touristic region in the country in terms of visits. The 88,660 second homes of this region represent 67% of the tourist accommodation capacity. As tourism represents the first economy in Charente-Maritime, the study leans on a significant partnership between La Rochelle University and local institutional and economic stakeholders. In 2013, several data collection methods were used (questionnaires, interviews by telephone, and focus groups) in order to question second homes owners of ten cities. The survey protocol proved its efficiency as 4662 questionnaires were filled (34% of what was sent) and 700 telephone interviews conducted. These results prove that second homes owners are eager to give their point of view about local amenities and management. Thanks to this study, a unique database has been built, and will be broadened in 2014 as the survey extends to all territories of Charente-Maritime. Final results and restitution are expected for 2015.

To begin with, we propose to detail the survey protocol and the scientific interest of the main themes that were selected for the questionnaire. Secondly, we will display and analyze some of the results collected in 2013 in order to assess to which extent second home owners really are stakeholders of touristic coastal territories.
Second homes as an income and employment opportunity for rural households: a comparative study between Poland and Finland

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ABSTRACT: Seeing that since several decades agriculture has been gradually losing its significance as a source of income and employment for rural population, searching for alternative development directions/opportunities has become of a key importance for post-industrial (rural) societies. At the same time, the influx of ex-urban incomers to rural areas (on a permanent basis) together with second home owners (on a seasonal basis) have transformed rural space in various aspects, i.e. socially, economically and functionally. They have become an increasingly important group of stakeholders with regard to the dynamics and growing diversity of local trade and services markets resulting in affluence of rural communities.

In this paper, the main objective is to identify and explore economic relationships established between second home owners and local people in Poland and Finland in order to assess the contribution of this kind of tourism to rural households’ income and widely to the rural economy. These linkages are examined either in terms of scale (number of actors involved), economic value (in €), and object of transaction (food produce, other everyday use articles, building materials, services, etc.). It is of a great importance to learn more about:

- whether the locals (represented by farmers, entrepreneurs and other individuals) undertake entrepreneurial initiatives as a response to needs of second home owners for agricultural/rural products and services;
- what kind of entrepreneurial initiatives linked to second home owners rural people successfully undertake, including type (industry) and character (registered/unregistered or formal/informal channels) of activity;
- what the scale of impact of second homes on rural household budgets is in economic terms (as the amount of money earned and the percentage of total rural households income);
- the extent, to which second home owners are integrated to the local economy (purchases done locally, based on expenditure patterns);
- whether and how rural people’s economic relationships with second home owners differ depending on various factors: respondent’s socio-demographic attributes, geographical, functional and administrative characteristics of the municipality where the second homes were located, concentration of second homes in the municipality, etc.?

The data on economic relationships between second home owners and local people were gathered from two questionnaire surveys carried out in 2009 in Poland and 4 years later in Finland. The experience-based technique was applied in order to select 40 municipalities to the surveys (20 in each of the studied countries), taking into consideration the (highest) number of second homes in the total housing resources and the functional type of a municipality (tourist, agricultural/formerly agricultural and suburban/peri-urban). In Poland, there were carried out direct interviews with both surveyed populations (i.e. second home owners and locals), while in Finland - the postal survey (total response rate was 41.5%). In order to grasp the similarities and differences between Polish and Finnish datasets the cluster analysis was applied as a main method of analysis, and additionally correspondence analysis, particularly useful to analyse contingency tables.
Mobile Second Homes or Cheap Permanent Homes? The Problematic Fluidity of Caravans and Motor Homes as Second Homes

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ABSTRACT: Although second homes are usually conceptualised as permanent structures within the context of the temporary mobility of their owners and visitors; caravans and motor homes are mobile structures and can travel with their users. However, in many cases caravans occupy a permanent or semi-permanent location and may be precursors to a more traditional second home or may serve that function as well. The paper therefore provides a typology of caravans and motor homes as second homes as a means of contextualising the different life courses of both the caravan and the owner with respect to a second home, amenity and retirement. The legal context is also discussed as this provides an additional dimension with respect to how caravans are used as a second home. The typology provides insights into how notions of permanent and temporary space are legally enacted, together with the rights that provides. The different ways in which caravans are utilised as a second home is also illustrated via the results of interviews. It is concluded that the role of caravans in particular need to be better understood within in terms of the life course of second homing and while they may be for some a relatively cheap permanent or second home for others they represent a significant stage in developing a non-mobile second home.
Environmental perceptions of rural second home tourism in Finland

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ABSTRACT: Experiencing nature and enjoying natural amenities have long been identified as key motives for rural second home tourism. However, the more people spend time in the natural environment the more it is disturbed by their actions and activities. Second home tourism is currently changing from simple summer cottage life to the year round use of well-equipped second homes. Routine motorised mobility between primary and second homes, new consumption patterns and the modernisation of second homes all induce harmful impacts on nature and the environment. In this paper, we examine how environmentally sound people perceive rural second home tourism and how they justify their views and opinions.

The study focuses on Finland where rural second homes are widespread and an established part of modern life and leisure oriented mobile lifestyles. Responses from different groups of respondents (second homes owners, regular users of second homes, and non-users) are analysed and profiled. Analysis is based on a questionnaire survey conducted among Finns in 2012 (n= 1189). Both structured and open ended survey questions are analysed by using quantitative and qualitative methods. The study is further deepened through analysis of ethnographic in depth interviews made among Finnish second home owners in 2010 (n= 17).

The results indicate that the Finns generally think that second home tourism poses some degree of harmful environmental impacts. However the majority of second home owners and users tend to consider their own second housing and use patterns environmentally sound and not causing much or any environmental impact. Similar results have been reported from Canada and other countries with rural second home development. The paper then extends our understanding of environmental perceptions around second home tourism by examining the justifications behind people’s views and opinions. Those survey respondents who think second home tourism causes no or minor environmental impacts often take a very self-centric viewpoint, stating that their own way of life at the cottage does not harm the environment. Otherwise, we found that such opinions are justified by comparing, diminishing or sometimes ignoring environmental impacts. Many respondents also trust that the impacts are controlled either by natural environmental processes or are managed by governmental rules and legislation. Through analysis of the in-depth interviews, the paper further contributes by exploring the reasons why some second home owners consider their own second house, and related mobile lifestyles, to be environmentally sound. Taken together, the results explain the position of these respondents that there is no reason to worry about second home environmental impacts. For those survey respondents who are more critical about the environmental impacts of second home tourism, we found three characteristics to be important in how they form their opinions: they are more self-critical of their own second home activities; they have a broader understanding on the second home tourism phenomenon; and they show a greater and more general level of environmental sensitivity and awareness.

Keywords: rural second homes, mobile lifestyle, environmental perceptions, human-nature relationship, Finland
Current Issues Related to the Development of Second Homes in China

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ABSTRACT: The development of second homes in China show some specific issues that appear to be different issues reported in European and North America. For example, in terms of when the second homes were built, Muller (2001) indicates that in peripheral areas of Northern Europe, second homes are seldom newly built or purpose built. However, in China, second home development, which is led by development of tourism-induced real estate and rural urbanization, shows great demand of newly built properties for either leisure or residential purpose (Bao and Wang, 2011). Whilst the second home phenomenon in the West has been researched extensively, very limited research has been published in English literature in relation to the development of second homes in China. This paper aims to discuss the current issues of second home development in China and to identify the gap of second home study in Chinese context.

The research was conducted by using a systematic review approach. Cook, Mulrow and Haynes (1997) explains that by exhaustive search of published and unpublished studies and by providing an audit trail of the reviewers’ decision, procedures and conclusion, systematic review adopts a replicable, scientific and transparent method which aims to minimize bias of research. Furthermore, Petticrew and Roberts (2006) indicates that systematic review brings together the reliable results of primary research towards particular questions.

Firstly, this research used ‘second home’ (Mandarin translation: 第二居所), ‘tourism real estate’（旅游房地产），‘tourism migration’（旅游移民），as the keywords to search English studies of second home related literatures in relation to Chinese context. Secondly, the same keywords were used to search the databases of Chinese academic journals and Chinese web engines. No relevant English article was identified but 53 full Chinese articles were identified from Chinese National Knowledge Infrastructure (CNKI), Wanfang data, and also Chongqing Weipu Database. Four articles were excluded after the screening of these abstracts.

After analysing 49 articles related to the development of second homes in China, they appear to show three main strands of debate (1) what constitutes a second home; (2) spatial distribution and impacts of second home; and (3) policy-making for second home related property development. Furthermore, as Wu and Xu (2012) indicate, current Chinese research in this area is mainly from a macro scale aspect, thus it lacks in-depth investigation in a specific territory that can be the foundation for theory development. Xu and Bao (2006) point out current studies of the topic indicate that in China, the present state of second home development is at the primary stage.

In summary, China is at the primary stage of second home development as research into Chinese second home study mainly addresses the issues of particular spatial distribution and impacts of second homes, second home owners’ behaviour, and issues of policy-making for developing tourism induced real estate.
How new Communal District Committees Enable Second Home Owners’ Participation in the Development Process of Public Services

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There are big challenges in developing remote rural areas services and enhance participation of rural people, both permanent and second home dwellers. There are a lot of second homes in rural areas, and the time spent at second homes has increased. Second home owners are not very eager to take part in communal decision making or acting in local associations. In Finland, there are some municipalities that have set up Communal District Committees as an administrative experiment in order to promote development of communal services in remote rural areas. The study area of our case is a rural village, Perunkajärvi in Rovaniemi, Finland. There are only 24 permanent dwellings and almost 200 second homes in the village. In this study we ask how new communal district committees contribute to second home owners’ participation in local development process?

We study these questions in the theoretical context of democratic decision-making process and public participation. Second home owners in Perunkajärvi are mainly members of the municipality, as they live in the central areas of Rovaniemi city and Perunkajärvi is a rural area within the same municipality. Thus, the second home owners have rights based on municipal membership, such as the right to vote in municipal elections. Nevertheless, not all second home owners are from Rovaniemi.

The material of this research was obtained from a focus group interview organised in Perunkajärvi in September 2013. In the focus group, we encouraged participants to reflect on the current situation of second home participation in the area, as well as their opportunity to develop the structures and practices in the future. In addition we sent a questionnaire to second home owners of Perunkajärvi and asked, among the other things, how the second home owners are taking part in local associations and what things in the village should be developed and what services they would like to get?

There are only few second home owners who are active members of the local associations; most of them are not keen on participating neither leisure events nor village development meetings. They just want to take pleasure in nature, sauna, lake, and peace. The local permanent residents who are active in developing village have little means to know what services the second home owners want or need, and it may be difficult to simply find chances for interacting with them. Though second home owners cannot officially take part in Communal District Committees, they could tell their wishes to the Committee via the village association. There is not much knowledge yet how the Communal District Committee is going to improve local development of services and well-being of all inhabitants.

As a conclusion, the municipal governance has not yet responded to the challenges set by multiple place dwelling. It is a big challenge for the local village people to get the second home owners to take part in the development process. Remote villages do need active developers representing both locals and second home owners.
Is the Party Over for Second Homes in Australia? How Action Research and Management Theory Can Combine to Aid a Fragmented Sector

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Thousands of holiday home owners could be prevented from renting their properties (Bibby 2013) following a New South Wales (NSW) State Court ruling identifying that letting second homes was a prohibitive use of a residential property (NSW Land & Environment Court 2013). Prior to this decision, the second home sector was largely unregulated and the 2013 ruling has significant implications for thousands of second home owners in the state. In NSW, these holiday houses, cottages, villas and privately owned apartments form an important sector of the tourism economy. In some regions, visitors using second homes outnumber those using hotel/motels. Despite this impact the sector has no state or national industry association and accordingly no “voice”. Similar to commercial homes, this sector is ‘grossly under-researched’ (Lashley 2008). These micro enterprises appear as ‘small urban tourism firms’ which collectively form a critical mass to make a valuable contribution to the tourism economy (Morrison & Teixeira 2004).

By focusing on the NSW Central Coast region, the research assumes an emic perspective and explores the sector from the views of the operator. Problems facing this industry and whether, or how, the organisation of a fragmented and threatened accommodation sector can or should be initiated are central to the study. An Action Research (AR) methodology is adopted, as it is ideal when addressing problems which require intervention. AR requires researchers to hold a “pre-understanding” about the area of concern (Gummesson, 2000) and participants are expected to actively engage in the project, in collaboration with the researcher, in pursuit of practical solutions (Reason & Bradbury 2008). In this study, the researcher has substantial knowledge of the topic studied, whilst stakeholders are likely to be highly motivated as these legislative changes present a significant threat to their livelihood.

The study follows Lewin (1946), by adopting a mixed methods approach to collecting data, with several research cycles. The first cycle uses a quantitative instrument to gather demographic data and identify the key issues impacting the operators and their views concerning the lack of industry representation. The second cycle and subsequent cycles adopt a qualitative approach. Stakeholder interviews are used to re-engage participants in discussions that aim to develop ideas and a deeper insight of the problem, progressing to a discourse analysis to examine various stakeholder perspectives. Further cycles repeat the process until an appropriate organisational model is developed. The study will contribute knowledge within the tourism sector as well as for policy makers, action research and management theory.
Coping with Second Home Tourism: Reactions and Strategies of Private and Public Service Providers in Western Sweden

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ABSTRACT: Second homes have increasingly gained academic attention, not least within tourism research. Nevertheless, most studies have addressed the topic from the perspective of the second home owners highlighting issues such as motivation for second home ownership, use patterns, geographical location, and meanings of second homes. Even second home impacts have mainly been addressed as the accumulated outcome of their owners’ decisions. Hence, second homes have been conceptualized as personal/family projects mainly. Relatively little research has been done on the ways local community copes with second home tourism. This is the departure for this paper. The purpose of the paper is to analyze coping strategies among public and private stakeholders regarding second home tourism. In order to achieve this a theoretical framework is developed. It is argued that communities have various ways of coping stretching from resistance to resource utilization. However, contingent of institutional and geographical settings different strategies may be applied by local stakeholders. The proposed framework is empirically applied on the case of the Swedish West Coast. The area attracts second home tourists from nearby Gothenburg and Oslo but it is also a destination for many second home owners from elsewhere in Sweden and Swedish expatriates. In an interview survey of public and private service providers different strategies are identified. The results of the survey indicate that second home owners increasingly are seized as a resource that can be utilized for business development. Anyway, institutional preconditions imply that second homes remain a challenge for local municipalities.
A register based analysis of summer houses, their owners and commercial letting in Denmark

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ABSTRACT: This paper builds on and will possibly extent a study undertaken in Denmark in 2013, based on national data relating to summer houses, AKA holiday cottages, AKA second homes, from 2011. The data is mainly register data about summerhouses and their owners, supplemented by commercial overnight statistics for this type of tourist accommodation. The main geographical level is the municipality level, but can be provinces in some aggregations, or parishes, which is the most detailed sub-municipality geographic level. The paper will start with a national overview in the first half of the body of the paper, and then, in order to gain some depth, probably focus on Bornholm in the second half of the paper (if space allows), or Bornholm may be used in the discussion section.

Research question(s): What are the characteristics of summer houses (holiday cottages) which are use of commercial letting, and in what ways or by what dimensions are they different from (or similar to) other summer houses in Denmark? (Are the let out cottages larger, or newer, and is the “letting rate” higher in some locations, what is the taxable renting income for the owners)

What are the characteristics of the owners? (Where do the owners live? What are the distances from the summer houses to the place where the owners live; what is the average age of the owners; do owners of summer houses have relatively high income?

What markets for renting summerhouses are dominating in which parts of Denmark, by municipality and/or by province? (What role does distance appear to play? Is the location of summerhouses driven by desire to be near the sea or by desire to be near major attractions? Is own usage of the summer houses dominating in some parts of the country, such as in North Sealand, while commercial letting is dominating in other parts of the country, such as along the West Coast)?

The Compensation Hypothesis in the Swedish Second Home Property Market

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ABSTRACT: Already in the classic book on second homes by Coppock (1977) it was indicated that second home ownership might be boosted based on certain qualities of the environment in the permanent place of residence. This later came to be known as the compensation hypothesis (Dijst et al., 2005; Módenes & López-Colás, 2007), where it is argued that an important reason for owning a second home is to compensate for the lack of space and tranquillity in the place of the permanent home. Similar studies have been conducted also within migration research, where it is noted that previous life environments have impact on return migration and choices of destinations (Feijten et al., 2008). However, most studies addressing the compensation hypothesis in relation to the second home phenomena is focusing on ownership of second homes and the determinants of this. Our study contributes to existing literature by focusing on if environmental characteristics of the permanent and second home are complementary and under what circumstances it might enhance the probability of higher utilization or even a future permanent move. This is done by utilizing data from a nation-wide representative questionnaire study targeting 4 000 second home owners in Sweden.
The more, the merrier? Strategies and effects of generational changes and shared usage of second homes in Sweden

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ABSTRACT: In the Nordic countries, second homes are often kept within the family over generations. Today, about 40% of the population in Sweden has access to a second home through their family. The strong emotional, social, functional and economic meanings given to these places make them potentially problematic when several generations try to share them. We are now, and in the coming years, entering a time of changes in usage and ownership for many second homes. This could result in outcomes like fragmented ownership, conflicts between legal and perceived rights of use and issues around management, succession or sale that affect maintenance and usage of the second home. The reason for this is an assumed increase of generational changes and shared usage and ownership of second homes following the boom of second homes in the 1960s and 70s and the increased average age of the owners. Thus, this project, which is in its initial phase, aims to analyze second home usage within families and over generations by asking: Which are the long term strategies of second home users regarding the management of their second home? How do these strategies affect the actual usage of the second home? The project consists of three surveys. Two uses semi-structured interviews, based on a life course perspective, with two generations of owners and users of second homes; one with a prospective focus with parents and grown-up children of living parents, the other with a retrospective focus with grown-up children after succession. The third study uses material from archives and land registers to analyse previously conducted succession on selected properties. This study advances second home literature by exploring a new, less researched, but on-going side of second home matters. It problematizes the strong meanings given to second homes by exploring the implications of these meanings in the restructuring of usage and ownership in processes of generational changes at second homes. It addresses a lack of life course cycle perspective and histories of individuals and families within second home literature. Our longitudinal approach, where families rather than individuals become actors, will provide insights on the complex situations where decisions are made regarding the future of second homes as well as increase our understanding of settlement and living patterns in Sweden in the coming years.
The spatial distribution of second homes and traffic accessibility in an insular area – example of the Croatian Islands

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ABSTRACT: Insular areas in many parts of Europe and around the world (e.g., Croatian Islands, Greek Islands, Balearic Islands, islands in Sweden, Norway, etc.) have become attractive places for owning second homes, particularly in the last fifty years. Their appeal lies in the combination of insular area attractiveness, as well as providing sense of peace and isolation as desirable oppositions to everyday stress and busy lifestyles in big cities. However, in addition to the attraction basis of the insular area and conditions on the real-estate market, as an important factor for the decision about second home location stands out traffic accessibility and connections with the island, which often influences the manner and frequency of their usage. Therefore, it is not surprising that there are examples of some objectively less attractive, but more accessible islands, due to the traffic connections, where number of second homes is significantly higher than in those attractive one with less frequent traffic links.

The main objective of this research is to identify interdependence of Croatian Islands’ traffic accessibility and spatial distribution of second homes, as well as with the proportion of second homes in total housing fund, according to Croatian Census of Population, Households and Dwellings 2011.

For the purpose of this research, Croatian Islands were divided into groups according to three criteria: a) regional affiliation (Kvarner Islands, North Dalmatian, Middle Dalmatian and South Dalmatian Islands), b) location of the island vis-à-vis mainland (coastal, channel and open sea islands) and c) levels of traffic accessibility (islands connected by the bridge, islands with frequent ferries throughout the year, islands with seasonal frequent ferries, islands with less frequent ferries, islands with shipping lines, i.e. islands without road traffic). Data were analysed using Chi-square test, T-test, ANOVA and regression analysis.

Preliminary results on the case of the Croatian Islands indicate the crucial importance of traffic accessibility both in spatial distribution of second homes, as well as in their ratio in the total housing fund. This supports the thesis that the possibility for frequent usage is of great importance to the motivation for the acquisition of the second homes on the Croatian Islands, as it has been confirmed by previous studies of motivational factors in choosing the location for the second homes on the Croatian coast and islands.
Second homes and retirement migration: implications for local governance in SE Australia

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ABSTRACT: This paper explores changing relations between second home ownership and retirement migration in Australia. We report recent research in South Australia (SA) and Victoria, set within a review of Australian and international literature on second homes and demographic change, focussing on the implications of retirement migration behaviour of the baby boomer generation.

The studies involved census and other data analysis plus interviews with key actors in second homes hot spots. They examined the impacts of second homes and retirement migration on local governance, including inter-governmental financial relations related to service provision by local government authorities (LGAs) in localities with high concentrations of second homes and seasonal peaks in leisure demand. Crucially, central funds are allocated to LGAs based on counts of permanent residents, but peak ‘service populations’ in these areas are 10 or more times greater than census resident population, with over 30% of dwellings in many LGAs recorded as unoccupied.

Compared to other generations, the current wave of 50-65 year olds in Australia have relatively high levels of second home ownership, incomes and asset wealth. Their second homes are mainly located in coastal zones, both high amenity areas (southern NSW) and resort-oriented urban centres (Gold Coast). Other hot spots include water-oriented inland areas (SA Riverland), sub-Alpine areas (Snowy Mountains), winery districts (Clare Valley) or trout fishing meccas (Central Highlands, Tasmania). Many baby boomer second home owners have indicated an intention to retire to their second homes, so the research studies set out to assess how much this has actually been happening, what the likely levels of future retirement migration may be, and the implications of these developments for second homes localities (and for the - mainly metropolitan - areas from which they are moving).

The impacts must be disentangled from other more general processes overlapping and interacting with this wave of retirement, especially wider demographic change and economic restructuring. The Australian population has grown rapidly with high levels of net in-migration but has aged even faster, with substantial net internal spatial relocation especially from ‘the bush’ and to ‘sea change’ localities. Manufacturing industry continues to decline but a mining boom and strong service economy boosted the currency; generous tax breaks for high income earners and growing inward investment have resulted in a buoyant housing market, albeit excluding most prospective first home buyers. As in similar societies, seasonal and other temporary residences and mobilities overlap with second homes use, so there are difficulties involved in counting numbers and significances of second homes. But we do know that the permanent residents of many second homes areas already are older than state or territory averages, mainly with low incomes, typically losing young people to regional or metropolitan centres. So what are the combined longer term and cumulative implications of these processes of change? The paper presents empirical evidence from the two research studies and attempts to answer questions of importance to people in the places affected by these developments.
Stories of Second Homes

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ABSTRACT: There is a widespread image of a Swedish preference of rural second homes symbolized by a red cottage and thus part of the heritage of an agrarian Sweden. The aim of this paper is to problematize the approach of vacation housing from the conditions during the era of the greatest expansion of vacation housing in Sweden, the period of 1960-1980. The vacation house phenomenon is not a neutral concept, but rather influences and is influenced by a variety of contexts. The idea of the vacation house as modern, comfortable and part of welfare is close connected to the Swedish position as a leading welfare state and still a neglected part of ‘the Swedish model’. As Swedish society developed during the second half of the 20th century, the vacation house increasingly became one of many consumer goods in the marketplace and a great expansion of vacation housing took place during a few decades. Dreams of the most private, the home, was exposed in a world of advertising. The ads could on one hand be said to reflect frequent apprehensions in society about dwelling. The ads could on the other hand be apprehended as products constructed temporally and spatially; in that respect advertising could be seen as part of society’s production of ideology. The empirical exploration is based on a content analysis of all issues of a widespread Swedish lifestyle magazine, published monthly between 1960 and 1980. The qualitative analysis is focused on product ads related to new vacation houses for sale by producers of prefabricated wooden vacation houses. Texts and images of a limited selection of ads are further analyzed from a perspective of discourse analysis. The aim is to discuss what kinds of ideas of design and lifestyles according to vacation housing the producers presented to prospective buyers. A number of ads is chosen with the intention to show variety and extent. The selected ads are telling stories, a basic approach in advertising. As a result of the analysis a number of recurring stories can be constructed; the freedom of choice, the story of multiple dwelling and of the good life, of family unity and the story of modern life. The stories could be stated to be closely connected to crucial values of the ‘people’s home, the core principle of the Swedish welfare state.
Globalization and the tourism-migration nexus: Lessons from Tafí del Valle (NW Argentine Andes)

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ABSTRACT: Second home tourism and tourism in general are commonly merged when analyzing the globalization of rural space; nonetheless there are evidences that its social, economic and environmental impacts are markedly distinct. Based upon a case study located in Tafí del Valle, a village in the NW Argentine Andes that is a destination for tourists as well as second homers, this study asserts the need for interdisciplinary approaches for the study of contemporary modes of tourism and lifestyle migration. With the aim to contribute to studies on the globalization of the countryside (Woods 2007, Mc Carthy 2008) and the new mobilities paradigm (Sheller & Urry 2006), the paper focuses on three aspects of current dynamics in Tafí del Valle: changes in land use related to leisure purposes, the relations between tourism and lifestyle migration and the way policies conduct and respond to these dynamics. Our empirical material was gathered during various field stays between 2009 and 2013 and is based on ethnographic approaches, semi-structured interviews and participant observation. We try to pay close attention to the “the voice of the subjects” (Latour 2008) in order to show how the globalization of leisure is engaged, lived and contested by different actors. The study concludes that even though in some cases we could think of a new form of migrism (migration + tourism) that characterizes the globalization of leisure destinations, empirical evidence indicates that there is a strong need for academic investigation as well as for government institutions to distinguish between tourism and different types of lifestyle migration.

Keywords: tourism, lifestyle migration, globalization of the countryside, new mobilities
From second home areas to a permanent city: a planning strategy to renovate tourist destinations of Mediterranean coast

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ABSTRACT: Since the pioneering works of Lundgren (1974) and Coppock (1977), the academic interest in second homes includes topics such as housing, planning, leisure and tourism (Gallent and Tewdwr-Jones, 2000; Müller, 2004; Hall & Müller, 2004; Timothy, 2004) and their study includes economic, social and environmental dimensions (Müller, Hall & Keen, 2004; Gallent; Mace & Tewdwr-Jones 2005).

Differently to the dominant English discourse about second homes, which is mostly related to the analysis of their role and impacts in rural areas (Halseth, 2004; Aronsson, 2004), in this paper interest is focused in second homes as urban components of mature tourism destinations in the Mediterranean coast.

Researchers have highlighted the role of second homes for the European holidaymakers in coastal tourist destinations in the Mediterranean (Leira & Quero, 1991; Pié & Barba, 1999; Vera Rebollo, 2005). In these places, second homes have been incorporated as key elements of destinations as unconventional cities (Mullins, 1990, 1991, 1992; Anton Clavé, Rullan, Vera Rebollo, 2011; Aledo, Mazón & Mantecón, 2007; Torres Bernier & Navarro Jurado, 2007). As a result, the current adaptation of the coastal mature tourist destinations to the changing tourist context (Anton Clavé, 2012; Müller & Hoogendoorn, 2013) gives a central role to policies addressed to the management of second home areas.

In this paper, functional and morphological changes associated to destination renovation strategies are observed and planning processes to transform temporary housing areas into permanent residence neighborhoods are analyzed (Casado- Díaz, 1999; Williams & Hall, 2000, 2002; Équipe MIT, 2002; Huete, Mantecón & Mazón, 2008) at a local scale (Keen & Hall, 2004; Domínguez, González & Parreño, 2011; Brida, Osti, Santifaller, 2011 among others state the relevance of the local scale both for the planning and the analysis of second home areas).

In the case of Spain, local urban planning documents summarize how urban and tourist agents design tourist destinations. Derived from the local urban planning, the partial urban planning organizes in detail small homogeneous areas that should be urbanized and built in a relatively short time. In this study, some indicators have been set from qualitative and quantitative information obtained from partial urban planning documents. These indicators allow us to measure and explain the observed changes in second home areas, in ten-year periods, since the 60's to 2010.

Results show the evolution of second home areas along the central part of Costa Daurada in Catalonia and how they are becoming multifunctional spaces, far from their monofunctional vacational characteristic. Moreover, results highlight how recent partial urban planning use second home areas to manage new urban growth and to connect urban spaces Therefore, in the case of the Costa Daurada in Catalonia, planning the second home areas has become an urban policy strategy for the renovation of the mature tourist coastal destinations.

Keywords: second homes, renovation, mature tourism destinations, planning, geography of tourism, Catalonia

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ABSTRACT: Among the different types of tourist accommodation, second-homes represent a very peculiar reality for the tourism market, particularly in Switzerland in which such kind of dwellings have a long tradition and represent an important segment in the accommodation sector.

Despite scientific literature on second-home tourism is rich, very few studies took into account the intention of second-home owners to permanently move to the place (typically representing the destination of leisure trips) where they own their dwelling.

The purpose of the present research is to investigate how the intention to relocate in a stable way, expressed by second-home owners, is determined by a set of factors; among these, we include socio-economic covariates characterizing the second-home owners and the extent and habits of usage of the second home. In order to pursue the research we apply an ordered logit model in which the dependent variable is represented by the self-assessed probability to relocate in a stable way; we extend the classical framework of ordered logit models including a latent variable, described by a series of indicators such as the attraction of the second-home owners toward the region of relocation, the desire to spend time at destination, the affection they feel for it and their relationship with neighbors.

The inclusion of a latent construct represents a progress in explaining the intention to relocate of second-home owners. The rationale behind the use of unobservable factors is the idea that the decision to permanently relocate in the second-home destination is not only affected by observable variables (i.e. socio-demographics) but also by different attitudinal and psychological aspects (linked both to the ownership of the dwelling and the destination itself) which are not directly observable and hence measurable. In addition to the main object of research (the intention to relocate), the integrated framework represented by the ordered logit model enriched by the inclusion of the latent variable helps in explaining the attitudinal and psychological aspects as well.

Data used to pursue the research objectives refer to a structured survey submitted to individuals owning a second home in the Lake Maggiore region in Canton Ticino (Switzerland), an area in which tourism represents a strategic segment of economic development. The sub-sample of Swiss respondents was analyzed.

Descriptive statistics show that about one fifth of the eligible sample declared a very high probability to relocate in a permanent way in the second home in the Lago Maggiore region while more or less 40% declared a very low likelihood. Preliminary results indicate that the attitudinal and psychological traits expressed by the second-home owners represent a fundamental source of explanation of their intention to permanently reallocate.
Impact of the Residential Environment on Second Home Use in Finland – Testing the Compensation Hypothesis

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ABSTRACT: The current need for densification of urban structure has raised the question of compensation into discussion again: do residents in dense urban environment compensate the lack of gardens, parks and leisure opportunities in their primary residential area by travelling to second homes or by other long-distance leisure travel? In scientific research the compensation hypothesis has often been explored in the context of second home ownership.

In Finland the use of second homes is a major phenomenon and can be a way to compensate deficiencies in the residential environment. This study tests the compensation hypothesis in Finland. Instead of only second home owners, the study focuses on second home users, which is a much larger and socio-economically more heterogeneous group. The article is based on a national survey on second homes conducted in 2012 (n=1 189). Quality features of respondents’ primary residential environment were calculated from detailed GIS data and connected to the survey respondents. The quality of the permanent residential environment was assessed by four factors: area density, access to private garden, accessibility of local green areas and accessibility of larger outdoor recreation parks. Impact of the four residential environment variables on second home use (days/year spent in second homes) was analyzed by regression analysis in which the socio-economic and demographic factors were controlled. An analogous analysis of ownership of second homes was carried out in order to compare the use and ownership as compensation indicators.

Variables with the strongest separate association with the use were the ownership of second home, household income and the distance to the second home. In the multivariable model statistical relationships were found between the attributes of residential area and second home use, which provides support to the compensation hypothesis. When area density increases or the access to a private garden is reduced, the use of second homes increases. The analyses reveal that the use of second homes is a more valid indicator for compensation than the ownership. The density of residential environment and access to private garden explain the use but not the ownership of second homes. The accessibility of green areas explains neither use nor ownership.

This suggests that the compensation does not have so much to do with the lack of green space, at least not in Finland, where the accessibility of green areas is relatively good even in big cities. Compensation is more likely to be associated with some other urban features like social disorders, traffic and noise, or the overall stress and perceived congestion in dense urban areas.

The big question is how compensation phenomenon should be taken into account in urban planning. In the future more knowledge and tools for planners are needed concerning housing and travelling as a whole, including second homes and long leisure travel. The quality of the living environment and possibilities to spend leisure time in residential area should be promoted in urban planning and urban intensification, if the energy consumption of long-distance leisure mobility is to be reduced. The existence of compensation means that if cities are not socially sustainable, they won’t be ecologically sustainable either.
Second Home Dwellings as Social Interface to Local Economy in the Kvarken Archipelago

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The Finnish second home context has over the years been portrayed in social science research by among others Pitkänen, Vepsäläinen, Rantanen and Komulainen. Approximately every second family has access to a second home in Finland. Although the country can be described as presenting strong culture roots and traditions of having a second retreat away from domestic dwellings, profound research has not yet covered the archipelago on the west coast of the country, the region of Ostrobothnia and the Kvarken archipelago outside the city of Vaasa. The amount of second homes in Ostrobothnia is roughly 20 000.

Through an empirical case study the aim with this paper is to investigate second home communities in Kvarken and their social and economic impact on the local context. Second home owners can be described as sub-communities in the local context influencing local community sceneries. The Kvarken Archipelago was enlisted as a UNESCO World Heritage in 2006 bringing a global viewpoint onto local situations.

The aim with the empirical study is to understand the second home owner’s aspiration to contribute to the local social and economic situation by spending more time at their second homes. Therefore their intention to telework from the second home and the requirements for achieving that is studied.

The empirical survey was conducted in 2013. The featured case study involves second home owners receding in five municipalities on the Ostrobothnian coastline (Korsnäs, Malax, Vaasa, Korsholm and Vörs). Questionnaires were sent out to 2759 households not having their second home in the same municipality as their address of domicile. The language spoken in this area is Swedish, a legacy from the time Finland belonged to Sweden. The result presented in this paper is a preliminary analysis of the 2013 survey examined together with ten in-depth interviews conducted in 2014.

The working hypothesis is that the second home communities in Kvarken Archipelago in majority consist of a retired generation sharing their second homes with younger family generations. The overall representation of the second home facilities are timeworn and in need of renewing if to serve as a base for teleworking. This makes commuting and teleworking from the second homes in Kvarken for the younger generation second home users less attractive and therefore not supporting the idea of involving in the local economy. Second home owners in Kvarken though perceive tourism in a positive way and evolve in consumption of the cultural selection of local products and services.
ABSTRACT: Tourism suffers from seasonality in almost all rural areas. However, for some visitors, tourist resorts have become places of year-round commitment. Especially second home owners are visitors who keep coming regularly to the same destination since they have invested in the place and spend a lot of time in their leisure areas.

The main aim of the research is to study what kind of communality is created among the second home owners in a ski resort area. What is the role of other second home owners, local residents and natural environments? What is their year cycle and everyday life compared to the “normal” tourists? What are the characteristics of a second home village and how does it differ from a “real” village?

Theoretically, the nature of community and communality in contemporary world is discussed in relation to mobilities. It is obvious that second home owners form a community of their own but how does that relate to other communities in the region? Pertti Rannikko (2009) describes the contemporary countryside as a place which is socially dominated by people who only stop by. This affects also to the material nature of rural areas, and second home tourism is criticized of creating ‘ghost towns’.

The data of this research consists of 11 solicited diaries kept for one year by second home owners in a traditional tourism region of northwest Lapland in Finland. Second home owners were asked to report when the cottage was in use and by whom. They have also been instructed to tell what do they do when in their second homes, how do they use the environment and local services, how do they socialize with other people and how much money they spend. In addition to these solicited diaries, two unsolicited multi-year diaries have been analyzed, and a future focus group among the second home owners and the locals has been arranged and its transcriptions are used.

The diaries reveal the yearly cycle of second home use – and, thus, the grade of the commitment to the place outside high seasons. It seems that also second home owners’ visits to their cottages follow tightly the tourist seasons. This is due to the holiday periods – even among the retired persons as their children and grandchildren often visit the cottages and their holidays determine the times of the visits. Also cultural and recreational services are more available in high seasons. Still, it is clear that the second home owners spend much more time in the area than ordinary tourists. They are also interested in the development of the region, have a lot of contacts with the locals and use many kinds of services outside normal tourist services. However, main social networks consist of relatives, friends and other visitors and those locals who work in tourism sector.
Second homes, their users and relations to the rural space and the resident communities in Czechia

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ABSTRACT: The article is a theoretical, methodological and empirical contribution to research on the specifics of second home tourism in Czechia, the impact on rural municipalities, the shaping of the regional identity and relations between second home users and resident communities.

Traditional relation to nature and the boom in urbanization processes were the major stimuli for the emergence of second homes in Czechia, like in the Nordic countries. Nowadays, second home users become an important part of local communities (Müller 2011). Second home tourism is considered part of deurbanization trends differences between permanent, seasonal, second home and job addresses gradually disappear because of increasing mobility. Second home users often return to the places of their childhood, which is in agreement with lifestyle migration and tourism-informed mobility concepts (Benson, O’Reilly 2009). We follow the place attachment concept (Stedman 2006) and reflect the ideas of displacement (Marjavaara 2007). In Czechia, the owners and users of second homes form a group (Bičík et al. 2001, Vágner, Fialová et al. 2004) with a strong tie and heritage bonds to the dwellings and sites of their ancestors. Second home tradition has influenced many generations; some second home dwellers are more attached to the place of leisure activities than to their actual place of residence, even more than the autochthons. Fundamental processes in second home tourism in Czechia in the past two decades included a) the generational exchange of original owners, b) conversion to a permanent dwelling and c) various new forms approaching commercial tourism. All the processes have strongly affected rural areas and communities.

Model regions in Czechia for field and questionnaire surveys on the impact of second home owners and users on the shaping of the regional identity and relationship between the communities of second home owners and residents were selected. The first questions in the questionnaire focused on the type, length and frequency of stays, emotional and generation relations, the uniqueness, symbols and functions of the region. The following section focused on the problems, relations between residents and second home users, their involvement in public life, satisfaction with and potential future use of the areas. The field research also included interviews with mayors and municipality representatives as well as on-site observations.

The survey has revealed rather small differences between the two groups. They both exhibit strong local identity. Second home owners express great interest in future permanent settlement in the area and in potential membership in local councils, which was not rejected even by the residents. Second home users are highly involved in public life and social events. Nonetheless, any generalization would be problematic. In fact, the only joint communities of residents and second home users found were in regions with a higher share of cottages. Second home owners not only contribute to the formation of regional identity; in some specific areas with their high concentration and involvement in public activities, they also shape the regional awareness and identity of regions and contribute to the local rural development.
Caravanning - Giving Space for Family Togetherness

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ABSTRACT: This study examines the duality of being together and being apart during family holidays. Of particular interest are the activities and experiences the family engages in together and apart. As second homes, caravanning offer family members unique opportunities for togetherness and pursuing individual interests. The study focuses on Danish caravan sites but also points to concurrences in mobilities across traditional second homes and caravanning. It has been argued that going on a family holiday can increase well-being for all family members (Sirgy et al. 2011; de Bloom et al. 2010; Neal, Sirgy, and Uysal 1999). Furthermore, second home tourism provides an escape from the everyday stress of work and hectic family routines, giving space for family togetherness (Quinn 2004; Hall & Müller, 2004). However, research also suggests the ‘good’ holidays need to include time apart where family members engage in own time (Carr, 2006; Gram, 2005; Nickerson & Jurowski, 2001; Schänzel, 2010). The aim of this study is to discuss how families use a particular type of second homes (caravans, recreational vehicles, tents etc.) and the surrounding environment (the caravan site and others spaces) to both achieve family togetherness and pursuit ‘own time’.

This study draws on an exploratory piece of ‘netnography’ done on Facebook where I posted a simple “Tell me your thoughts on caravanning”. This resulted in 104 replies, some as short as 2 lines, others providing detailed accounts on caravanning. After a first order analysis of these replies, an interview guide was set up. Interviews were conducted during the summer of 2013 in situ at 5 caravan sites in Denmark with focus on Danish, German, Norwegian, Swede and Dutch tourists. This resulted in 145 interviews with 318 interviewees, mainly families with children and empty nesters.

What both second homes and caravanning provide, especially for families with young children, is ‘safety’ and ‘having your home with you’, while allowing families to leave the structure and planning that characterised the everyday at home behind. Similar to second home studies, main motivations for going caravanning were ‘getting away’ and ‘relaxing’, ‘spending time with family’ and ‘being close to nature’ (Kaltenborn, 1998; Skifter, Andersen & Vacher, 2009; Stynes et al 1997). Furthermore, it allows families to switch back and forth between novelty and routine (Jaakson, 1986), carrying on everyday family practices and activities. However, caravanning also differs from second home tourism in some important aspects. Whereas the second home house and the immediate space (e.g. the patio, the garden) is considered ‘safe’ (Larsen, 2012), at caravan sites the ‘safe space’ extends the immediate space of the dwelling unit (the caravan, RV or tent) and also includes the caravan site. The caravan site includes public and semi-public spaces such as one’s ‘street’, the playgrounds, kitchen and bathroom facilities and the site ‘as such’. Conclusively, the similarities are numerous. However, zones of ‘familiarity’ and ‘doing family’ are larger at caravan sites. Caravan sites still provide the sense of home provided by other second homes, but the unique feature is that this ’home’ is situated in the midst of an activity area (the caravan site) and not apart from that.
Second home tourism in South Tyrol: between roots and routes

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ABSTRACT: International studies on second homes are abundant and their focus is on: second homes contribution to rural and peripheral economies, their family heritage role, their participation to the retirement migration, their effect on the housing market, their environmental impact, their cultural identity character and place affiliation. The interaction between second home owners and communities create socio-economic benefits that vary among regions, however most governments seem to fail in understanding the depth of the phenomena and many planning and management issues therefore remain unresolved (Hall and Müller, 2004). Despite the numerous studies on second homes conducted in Italy, the issues investigated remain relevant only at national level. Firstly, most of the studies are not accessible to the international community as they are published in Italian language, and secondly their focus is limited to estimates of the number of tourists using second homes and their resulting economic impact. Consequently, there is a lack of studies focusing on the understanding of motivations and experiences of second home owners.

Aiming at providing insights on the phenomena of second homes in Italy, this study analyses owners experiences of second homes, their attachment with the geographical place (roots) and their mobility (routes). Data were collected in South Tyrol, an Italian northern province known for its regulated second home market. The study was conducted in South Tyrol because of its relatively high number of second homes. Thanks to the existence of a tourism tax South Tyrol is the only Italian province in which the local statistical office produces statistics on the sizes and distributions of second homes. Italians of other regions own almost 56% of these properties, followed by locals residents (25%), Germans (17%), and a small percentage of Austrian and Swiss. Geographical distribution of second homes shows high concentration in the Dolomites area, preferred by Italians, whereas second homes closer to the main cities (Bolzano and Merano) are retreats for locals. The cross borderer location, the bilingual nature and bicultural history of this area allowed for a thought-provoking investigation of the second home dweller’s roots and routes.

Primary data from a semi-structured questionnaire constituted the method of investigation for this research. The questionnaire was developed in English and then translated in Italian and German, the two official languages of the province. Items for the questionnaire were partly derived from the international literature on second homes and partly developed for the purpose of this study. Qualitative and quantitative analysis are performed. The findings identify second home owners’ place experiences, their place meanings and identities, and their paths of mobility from their first residency to the second home and within the destination. Attachment with the province’s natural attraction and Austrian past heritage was identified in the Italian second home owners, while German and Austrian dwellers showed interest in the medley of the Alpine and Mediterranean cultures. Conclusively, an understanding of how and along what lines these experiences, meanings and identities are created is reached and the implications of these socially shared and created experiences are explored.

Keywords: second home use, mobility, place attachment, tourism, South Tyrol, Italy.
Permanent-Tourist and Second Home Owner – Host Relations in Turkey

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ABSTRACT: Several writers including Dwyer (2000) and King, Warnes and Williams (2000) have identified that many northern Europeans are retiring to southern European regions for the better climate, as well as for economic, health and other social-cultural and life-cycle factors. While the phenomenon of tourist-migration by retirees and the related impacts on locals in various countries has been widely explored in the literature (e.g. O’Reilly, 2003, 2007; Helderman, Ham & Mulder, 2006; Marjavara, 2009), little study has been done on the situation in Turkey. The Scientific and Technological Research Council of Turkey (TUBITAK) stated in 2008 that “the issue remains relatively untouched in the case of Turkey” despite it being reported that there are currently 111,200 properties in Turkey owned by foreign nationals of which 35,249 are British-owned (numbers cited from the Turkish Foreign Land Registry Office (2011)). This is particularly the case with respect to interactions with local host communities, whilst second-home ownership and the phenomenon of permanent tourists in Turkey have been almost completely overlooked.

This presentation will outline a study being undertaken as part of a PhD which is examining the interaction between the host community in Turkey and permanent tourists of which second-home owners are a subset. In this study, permanent tourists will be defined using an adapted form of Cohen’s 1974 definition of the term: “persons who, though deriving their income in their country of origin, prefer to take up semi-permanent residence in another country”.

The speaker will begin by outlining the theories around the area of investigation before briefly setting out the methods that have been used in the first phase of the research. This first phase was conducted in the summer of 2013 in Didim, Turkey and involved the use of in-depth qualitative interviews with members of the local Turkish community including stakeholders in the second property sector, local government officials and the religious community. The planned second phase will involve interviewing permanent tourists and second-home owners in the region. The interviews focus on aspects of impact, integration, cultural exchange and relations between the communities under investigation.

The results from the first phase of the study have raised interesting implications for second home owners in the region. The ‘boom years’ of the early 2000s ended around 2008 with the world financial crisis but the intense and largely unmanaged property development in the area has created a surplus of cheap housing which is now being bought by the native Turkish community. This is in turn having impacts on the economy of the region and the tourist types who visit.

These changes have impacted on second-home owners as it seems to have emphasized the divisions between the two communities and created pressures due to the different expectations of the second-home owners and the native population. This talk will largely consider the issue from the point of view of the local population on the impact of permanent tourists which while largely positive is often coloured by political and religious views and the expectations mentioned above.
ABSTRACT: The term self-catering accommodation concerns a category of the tourist accommodation facility that is characterized primarily by tourists staying in these facilities, paying for them as well as providing and preparing meals for themselves. Self-catering accommodation facilities can be described as a type of second home. However, self-catering accommodation is not a second home for owners but could potentially one for tourists. Their purpose is for people (tourists) to feel at home despite being in “someone else's house” (as opposed to staying at the hotel) with the only difference being that they pay for their stay (temporary rental). The main difference between the two is that the second homes are recreational buildings for non-commercial use of people (owners) and self-catering accommodation is for commercial use.

It seems to also be something between, even some kind of “tourist/recreation home continuum”. On one hand we have a house for holiday use by owners and on the other hand a house for rental. However, in our differentiating world the same house could be partially used by owners as a real second home and partially (seasonally) as self-catering accommodation (and vice versa). Some owners rent their second homes for some period to reduce maintenance costs. Actually the services provided to self-catering houses owners and to second homes owners can be similar (gardening for example). Self catering accommodation offers additional possibilities of creating services that could influence local development.

This type of accommodation is particularly important for rural development. Its significance should be seen in the use of local natural and cultural resources. The existence of this type of accommodation also offers great opportunities for developing additional services, effectively influencing employment and local development. This may contribute to the use of local products, resources, manpower, increase creativity and even protect natural and cultural heritage (especially when it is the basis for attracting tourists). Both the owners of accommodation facilities as well as local and regional authorities seriously consider this type of tourist accommodation and see it as an opportunity for economic development. Increasingly, self-catering accommodation is treated as a basis for the development of tourism products by using local values, interests and additional services, particularly involving tourists (e.g. adventure, sport) and cultural values of the area (e.g. cuisine, traditions). Additional services as well as the whole package of tourism products are created. Service packages obviously concern local attractions and areas of specialization (e.g., hiking, biking, culture and heritage, fishing, golf, bird watching), although some of them are common and can be successfully applied regardless of the location (e.g. cleaning, babysitting, cooking courses).

The presentation will focus on the structure and organisation of the market, the types of owners of the self-catering accommodation, spatial localisation, additional services and creation of new tourist products (with some elements of regional and local policy). A conceptual framework will be followed by observations made during many field-trips in European Union countries (e.g. France, Ireland, Spain, Poland) and many examples will be presented.