

On the Housing Services in Japan

Goishi Norimichi¹

Jeon Hong-Gyu²

1. Introduction

Japan in the beginning of 21st century is confronted with two serious problems related with housing policies. One is the rapid change of the demographic structure, and the other is the continuous stagnation of economies.

The total Japanese population was estimated as 127,687 millions as of October 1st, 2004. National Institute of Population and Social Security Research projected that it would reach the maximum, 127.74 million in 2006, and then start to decline. At the same time, there are more and more old-aged people and less and less children and working people from now. This will inevitably lead to the revise of the previous housing policies, which has been based on the continuous growth of population, cities, and economies.

The main target of Japanese housing policies after the last war has been the increase of housing supply. Although the need to change that focus from quantity to quality has been argued since 1970s, Japanese government is now trying to reform drastically the various government or public institutions along with the revise of flow- and public-centered policies to stock- and market-centered one. In other words, the reform of Japanese housing policies will put the importance on the effective and efficient maintenance and use of the existing housings through market mechanisms.

This will also change the relationships between central and local government. Under the previous political structure based on the *Housing Construction Planning Law*, after the central government builds 5-year plan of housing constructions, the local governments are allowed to build each 5-year plan just along with the central one. The plans indicate various numerical targets of housing supply during the period, including the number of dwellings which satisfy the minimum and target housing standard, and actual operation has been conducted mainly through public institutions. Now this system does not match with the actual needs in the regions.

The necessity of structural reforms in the housing policies was caused not only with population problems, but also the long-termed recession of economies. Japanese

¹ Chief Research Fellow, The Tokyo Institute for Municipal Research

² COE Senior Research Fellow, Nihon Fukushi University

government has injected the tremendous amounts of public finances to inspire the economies since 1990s. Results are the huge debt burden of the public sectors. According to Finance Ministry, the ratio of general government gross debt to GDP has reached the far worst level among developed countries, 170.0 percent in 2005, compared with 64.9 percent of USA, 44.9 percent of US, 68.6 percent of Germany, 76.2 percent of France, and 119.5 percent of Italy. Because constructions of public housing have been regarded as one of the important tools of such active fiscal policies in Japan, both central and local governments cannot afford to maintain these old-styled housing policies any more. Not only the fiscal administrations, but also public corporations to engage directly in the housing construction have serious management problems. They have held accumulated huge debt, which has been often kept unopened to the publics. This is also the background of the recent change of housing policies in Japan.

The remainder of the paper is organized as follows. Section 2 introduces generally the related statistics in Japan. Section 3 describes the usefulness of these official statistics. The final section presents the recent structural reforms and change in Japanese dwelling conditions.

2. Official Statistics of Housing Services

In Japan, statistics related with housings are mainly supplied by Statistics Bureau of Ministry of Internal Affairs and Housing Bureau of Communications and Ministry of Land Infrastructure and Transport.

1) Statistics Bureau, Ministry of Internal Affairs

Population Census

The Population Censuses are the most fundamental statistics in Japan. They have been conducted almost every five years since 1920, and covered information related with the dwellings, and basic and economic characteristics of the population. In the census, questions cover two kinds of topics; questions related with households³ and household

³ In the Japanese government's statistics, *household* generally means *a group of persons sharing living quarters and living expenses*, and is differentiated from *family*. But there are some differences of definitions for *household* between Population Census and Housing and Land Survey as below.

On the Population Census, *household* is classified into *private household* and *institutional household*. *Private household* includes (1) A group of persons sharing living quarters and living expenses or a person who lived by himself/herself occupying a dwelling house, (2) A person

members. Data of housing can be found in the questions for households; type and tenure of dwellings, area of floor space of dwelling, and type of building and number of stories.

Housing and Land Survey

Housing and Land Survey covers the data for dwellings and the other occupied buildings where people live, housing and land other than the present residence, the inhabiting households, and so on. It has been conducted every five years since 1948, and the 2003 Housing and Land Survey is the 12th in the series. Although the first survey of 1948 was a census, and the coverage of second one was confined to urban areas, the followed surveys since the third one, which as conducted in 1958, has employed a sampling method. Since 11th survey, questions related with land have been added, and the title of survey has been changed from Housing Survey to Housing and Land Survey.

The 2003 Housing and Land Survey generally investigated the following topics.

- (1) On Buildings: use of building, number and area of dwelling rooms, tenure of dwelling, monthly rent, site area, and tenure of site.
- (2) On dwellings: construction material, condition, stories, and type of building, kind of dwelling, year of construction, area of floor space, building area, situation of facilities, enlarged or remodeled and type of dwellings without any occupants.
- (3) On households: name of head or representative of household, kind of household, number of household members annual income of household.
- (4) On main earner or head of household: employment status, commuting time, year of last relocation, previous residence, and son or daughter in different household.
- (5) On dwelling environment: duration of sunshine and roads abutting the site.

2) Housing Bureau, Ministry of Land Infrastructure and Transport.

The statistics related with housing of the Housing Bureau, MLIT are mainly produced by the

residing together with the household (1) above but keeping a separate budget, or a person residing in a boarding house, and (3) Each person who lived in a dormitory for unmarried employees of a company, corporation, store, government, etc. *Institutional household* include *students in school dormitories, inpatients of hospitals, inmates of social institutions, and others.*

On the Housing and Land Survey, *household* is classified into *ordinary household* and *quasi-household*. *Ordinary household* is defined as a household of persons, such as family members, sharing living quarters, and living expenses, and *quasi-household* is defined as a single person or a group of single persons who live in a boarding or lodging house, or who live in an occupied building other than dwellings, such as a company dormitory or a hotel. In general, most of the *ordinary households* live in the house, but *quasi-households* live in the various institutions, not the house.

Housing Policy Division.

(1) Survey on Fund for Construction of Private Housings

It has been conducted every year in order to investigate the current situations of fund for individual housing constructions and the fund raising for the purchase of dwellings.

(2) Survey on Housing Markets

It has been conducted every year in order to investigate housing constructions of individuals, purchase of second-hand housings, rental housings, and housing reforms. Summaries of survey results are reported on the home page of Housing Bureau of MLIT with PDF files.

(3) Survey on Vacant Houses

MLIT has conducted this survey almost every five years with Housing Research and Advancement Foundation of Japan, in order to investigate the current situations of vacant houses in the big city areas.

(4) Survey on Housing Demand

It has been conducted since 1960 in order to investigate some topics related with housing demand such as degree of satisfaction with housing, and recent and expected change of the dwelling conditions. Recently, the 10th survey was conducted in the end of 2003, 5 years after the previous one in 1998, which covered around 87 thousands households. The summary of results is also reported on the home page of Housing Bureau of MLIT with PDF files.

(5) Others; Data Book of Housing Economies

This is a comprehensive data book related with housings in Japan, which is supervised by MLIT and published in the end of every year by Housing Industry New Corporation. It reports the data related with housing equipments such as area of dwellings and housing levels, housing and household economies such as land price, distribution, investments and tax system of housings, payments related with housing, and rent of dwelling rooms, summaries and problems of housing policies, international comparisons of housing levels, and summaries of housing policies of the advanced countries.

3. Usefulness of Indicators for housing services in Japan

1) Quantitative data

Diffusing rate

Diffusing rate of housings is not supplied directly. Instead, using Housing and Land Survey, we can calculate the ratio of number of housings to a household (see Table 1). Table 2 shows that the total number of housings has been over the number of household since 1968, and the subjects of Japanese housing constructions have been changed *from quantity to quality* since then.

Vacancy Ratio

Vacancy ratio is reported by MLIT almost every 5 years. The total number of vacant housings is 6.6 millions and vacancy ratio is 12.2 percent. As Table 2 shows, compared with 1998 survey, both the total number and the ratio have increased.

Survey on Vacant Houses carried out in 2000 tells us the more detailed characteristics of recent vacant houses in Japan as Table 3 shows. First, vacant houses generally show worse quality in terms of area of floor space, facilities, years of construction, and so on. Second, around 20 percent of vacant houses are regarded as 'not qualified dwellings' in terms of area of floor space, facilities, and years of construction. Third, only half of the vacant houses meet minimum housing standard and are collecting the tenants. Therefore, most of the vacant houses are not qualified as dwellings.

Share of Owned and Rented houses

Table 4 shows the share of owned and rented houses to the total dwellings. Over the past 30 years, share of owned houses are around 60 percent, while rented houses⁴ tend to decrease gradually, and vacant houses are increasing⁵. *Housing and Land Survey* also reports the share of owned and rented houses by annual income level of households. According to Table 5, as expected, households with lower income level show the lower share of owned houses and higher share of rented houses. From 1998 to 2003, however, households with lower income level show more significant rise of share of owned houses and decline of share of rented houses.

Area of Total Floor Space

⁴ Rented houses include rented houses owned by local governments, public corporations, private companies, and owned privately.

⁵ Note that vacant houses also include dwellings used as second houses such as villas.

Table 6 reports the area of total floor space by a dwelling house. We can find a continuous increase over the surveyed period. The area of rented houses, however, is much lower than that of owned houses, and especially in the case of rented houses privately owned, the area is almost one third, compared with owned houses.

Figure 1 shows the regional differences in the area of the total floor space. The region with the widest area is Toyama, 157.82 m², and the narrowest is Tokyo, 67.81 m². Generally speaking, the metropolitan regions around Tokyo, Osaka, and Nagoya show narrower area, while regions along East Sea show wider. *Housing and Land Survey* also reports the area of the total floor space by annual income level of households, which is measured in terms of the number of *tatami* units, which are Japanese floor mats. As Table 7 shows, the average dwelling area of the richest households is more than two times of that of the poorest.

Area of the Total Floor Space per a Person

We can also calculate the average area of the total floor space per one person using *Housing and Land Survey*, as Table 8 shows. The difference is not so significant in terms of the annual income level of households, compared with Table 7, because households with higher income level tend to have more number of household members.

2) Qualitative data

Year of Construction

Data of year of construction can be found in *Housing and Land Survey*. The Survey in 2003, however, only reports the prompt report of the whole country and each prefecture, not the metropolitan area. According to Table 9, the number of houses built after the last war is 4,119, and its share to the total houses is around 90 percent. It also indicates that year of construction in Japan is highly related with its economies. The number of houses built during 1990s is remarkably lower than 1980s, because of the collapse of bubble in the beginning of 1990s. This is especially the case in Kanto metropolitan area, which includes Tokyo. The share of houses by year of construction is steeply up and down from 1980s to 1990s, as Figure 2 shows.

Households with More Than 3 Members Inhabiting in One Room

The share of households with more than 3 members inhabiting in one room is reported on *Housing and Land Survey* (see Table 10). The level or more detailed information of the room,

however, is not reported. Table 11 also shows the distribution by annual income level of households.

Situation of Housing Facilities

As the situation of housing facilities, *Housing and Land Survey* shows the data categorized as kitchen or toilet facilities for exclusive or joint use, flush toilet or non-flush toilet, with or without bathroom, and with or without lavatories. Note that one of the significant features of Japanese statistics related with situation of housing facilities can be found in that they supply the data about the situation of facilities for old-aged people.

Degree of satisfaction with housing

We can obtain the data about the degree of satisfaction with housing in Japan through *Survey on Housing Demand*, which is conducted every five years. According to the results, 3.4 percent of the surveyed households in the whole country responded as '*much unsatisfied*' with the housing and dwelling environments. If we regard the dissatisfaction rate as the share of *much unsatisfied* plus *a little unsatisfied* to the total number of respondents, it is gradually decreasing year by year, as Figure 3 shows.

The survey also reports the results by metropolitan area. While the dissatisfaction rate in Chukyo metropolitan area and Keihanshin metropolitan area is much higher, 31.1 percent and 31.2 percent, respectively, the rate in Kanto metropolitan area, 29.1 percent, is almost the same as the whole country, 28.5 percent.

3) Data of Expenses for Dwelling of Household

Expenses for Purchase of Housings

We cannot obtain directly the data related with the share of expenses for purchase of housings. Through *Family Income and Expenditure Survey* published by Ministry of Internal Affairs, however, two types of the proxy data are reported. One is calculated as (rent for dwelling and lands + repairs and maintenance) / actual income, and the other as (rent for dwelling and lands + repairs and maintenance) / disposable income. These data are also shown on the home page in the form of half year, quarterly, and year report.

Figure 4 shows the share of expenses for housings of workers' households. The share of expenses to actual income is almost unchanged from the middle of 1980s to the beginning of 1990s, but gradually increased after 1992. The share of expenses to disposable income also shows the similar trend, but more significant increase from 1992 to 1993. This is

because of the collapse of bubble economies during this period.

Share of Rent for Dwelling and Land to Monthly Income

Figure 5 shows the share of rent for dwelling and land to monthly income, classified into rented housing owned by local governments and public companies and owned privately. Both cases are increasing during the period, and especially in the case of rented housing owned by local governments, the share in 2003, 9.8 percent, is more than twice of that in 1980, 4.2 percent.

Family Income and Expenditure Survey also reports the share of rent for dwelling and land, and () to disposable income by annual income level of workers' households, as Table 13 and 14 shows, respectively.

4) Safety of Housings

Internal Migration Rate

Internal migration rate is not reported directly by the government. *Report on International Migration in Japan*, however, reports the rate of the total number of internal migration to the total population (see Table 15). It is also shown on the home page of statistical bureau of Ministry of Internal Affairs.

Forced Eviction Rate

Although statistics relation with forced eviction is not reported officially, not a few homeless people are evicted every year.

5) Indicators for Evaluation of Housing Policies

We cannot find the indicators for evaluation of housing policies in terms of effectiveness, equality, and efficiency reported by the government.

Table 16 summarizes the overview of usefulness of Japanese housing statistics.

4. Recent Change and Issues of Housing Policies

Since the high economic growth and rapid urbanization in 1950s to 1960s, Japanese government has arranged various related laws and public institutions to satisfy quantitative

needs for dwellings.

In terms of the law, *Housing Construction Planning Law* was enacted in 1966, and according to this law, central and local governments have built 5-year housing construction plan. Results are remarkable. *Housing and Land Survey 2003* reported that the number of households which do not satisfy the minimum housing standard was 1.97 millions, and its share to the total households was 4.2 percent. In 1973, the number of those households was 8.74 million and its share was 28.6 percent. In the process, while First 5-year Housing Construction Plan (1966 to 1970) presented the slogan as 'one house for one household,' Second Plan (1971 to 1975) declared that the shortage of housings were resolved on the grounds that the total number of housings were already over the number of households in all of the prefectures, and gave the slogan as 'one room for one person' instead. Since Third Plan (1976 to 1980), the quality of housings has been regarded as more important than the quantity and the achievement rate of minimum or target housing standards have been added to the numerical targets. These standards include the conditions about area and necessary composition of rooms such as kitchen, toilet, lavatory, bathroom, and closet. In Eighth Plan (2001-2005), housing safety standards and housing environment standards were newly added. The former includes earthquake resistance, fire protections, durability, maintenance simplicity, energy-savings, sanitation, well lighting, soundproof, barrier-free to elderly people, and others. The latter includes standards for urban residential area; the safety to the natural disaster such as fire and earthquake, and the availability of transportation and public institutions such as education, medical treatment, welfare and others.

In terms of the institutions, there have been some types of public institutions to perform the government's housing policies. One of them is The Government Housing Loan Corporation, which is the finance institution to give long-term and lower interest housing loan. The others are local governments and public corporations, which have directly built and managed the public housings. Among public corporations, Public Housing Corporation was established in 1955 to supply large-scaled apartment complex over the jurisdiction of each local government, while Housing Supply Corporations were established in each prefecture and some large cities since 1965. Originally, these institutions were expected to supply housings to each targeted income-class; local governments for the low income class, and Public Housing Corporation and Housing Supply Corporations for low and middle income class. The Government Housing Loan Corporation has aimed to enhance the home ownership. Because it has been generally thought that the most of the Japanese people would prefer to owned houses rather than rented one, the government also has put more importance on the home ownership. As Table 6 shows, the difference between owned and rented houses has

been serious and not improved yet. It has been argued that the right of tenant is heavily protected by House Lease Law and this leads to hesitation of the owners to lease the better-conditioned dwellings. To improve this, the law was revised in 1999 to introduce the house lease system with a time limited. It is not applied to the lease contract before the enforcement day, however. Eighth Plan also put emphasis on the improvement of housing standards of rented houses.

Recently, because of the accumulated public debt problem, Japanese government has engaged in administrative reforms, which also include the restructuring of public corporations. In the process, Public Housing Corporation was reorganized into Urban Renaissance Corporation in 2005, and its core business was altered from the supply of public housing to the redevelopment of big cities. The Government Housing Loan Corporation is going to be abolished in the end of 2006, and its business will be succeeded by the new institution, where housing loan will be much reduced and securitization business will be the core. Most of the Housing Supply Corporations are holding huge debt and bad assets, and some of them such as Hokkaido, Nagasaki, and Chiba were actually declared bankrupted.

It has been also often pointed out that public housing system itself does not match with the needs in the regions any more. While low income class households are to be inhabited in local governments' public housings, most of the inhabitants are elderly people while there are many old buildings without elevator, and it is much difficult for low income households of young or middle-aged people to be qualified for tenants, because of the extremely high competitive rate. In the public housings owned by Public Housing Corporation, now Urban Renaissance Corporation, however, there are many vacant dwellings, because of more and more expensive rent, old-styled buildings, or inconvenience of transportations.

Figure 6 shows the association between the change rate of population for the past five years, the share of public housings to the total dwellings, and the share of elderly people to the total population in Tokyo. We used the Grid Square Statistics of Population Census in 2000, which is one of the small area statistics which divides the whole area of Japan into the small mesh of approximately 500 square meters based on latitudinal and longitudinal line. Apparently, population is more decreasing in the region where the shares of public housings and elderly people are higher. In many cases of large-scaled apartment complex, households started to live in the same period, and their ages are close. Therefore they are aging at the same pace and the population declines rapidly.

Figure 7 shows the association between the unemployment rate among economically active population, the shares of public housings and elderly people. Significantly, unemployment rate is higher in the region where the shares of public housings and elderly

people are higher. Because this is very simple statistics, it would be difficult to confirm the direct associations among these indexes or the relation of cause and effect, but the regional decay caused with such demographic change especially in the large-scaled apartment complex in the suburbs has been also argued in the government.

As a whole, these recent change means the inefficiency of top-down decision system of housing policies, and the need of regional arrangements in terms of not only housing, but also economy, dwelling environment, and welfare. According to the diversification of regions, numerical targets and necessary related statistics are also to be diversified, and in fact the necessity of Housing Construction Plan is under discussion now.

Table 1: Diffusion Rate of Housings (The Whole Country and Metropolitan Area)

Year	Name of Area	Number of Housings	Number of Households	Diffusion Ratio (%)
1998	The Whole Country			
	Sapporo Metropolitan Area			
	Sendai Metropolitan Area			
	Keihinyo Metropolitan Area			
	Chukyo Metropolitan Area			
	Keihanshin Metropolitan Area			
	Hiroshima Metropolitan Area			
	Kitakyushu & Fukuoka Metropolitan Area			
2003	The Whole Country			
	Sapporo Metropolitan Area			
	Sendai Metropolitan Area			
	Keihinyo Metropolitan Area			
	Chukyo Metropolitan Area			
	Keihanshin Metropolitan Area			
	Hiroshima Metropolitan Area			
	Kitakyushu & Fukuoka Metropolitan Area			

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 2: Number of Households and Housings

		1968 ¹⁾	1973	1978	1983	1988	1993	1998	2003 ²⁾	
Number of Households (A)	thousands	25,320	29,651	32,835	35,179	37,812	41,159	44,360	47,222	
Number of Housings (B)	thousands	25,591	31,059	35,451	38,607	42,007	45,879	50,246	53,866	
Number of Housings per a Household (B / A)		1.01	1.05	1.08	1.10	1.11	1.12	1.13	1.14	
Inhabited Housings (B - D)	thousands	24,198	28,731	32,189	34,705	37,413	40,773	43,922	46,836	
Ratio of Self-Owned Housings	%	60.3	59.2	60.4	62.4	61.3	59.8	60.3	61.2	
Vacant Housings & Others	Number of Vacant Housings (C)	thousands	1,034	1,720	2,679	3,302	3,940	4,476	5,764	6,595
	Vacancy Ratio 1 (C /B)	%	4.0	5.5	7.6	8.6	9.4	9.8	11.5	12.2
	Housing for Temporary Stay	thousands	186	344	318	4474	354	293	94	326
	Housing under Construction	thousands	173	264	264	1542	182	011	66	109
	Number of Vacant Housings and Others (D)	thousands	1,393	2,328	3,262	3,902	4,594	5,106	6,324	7,030
	Vacancy Ratio 2 (D/ B)	%	5.4	7.5	9.2	10.1	10.9	11.1	12.6	13.1

Note 1) Data of Okinawa prefecture is not included.

2) Prompt report data.

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 3: Use Situation of Vacant Houses

	Collecting Tenants	Not Collecting Tenants
For more than 2 household members ¹⁾	414 (43.0%)	275 (28.6%)
For single household member ²⁾	65 (6.8%)	20 (2.1%)
Not Qualified Dwellings ³⁾	188 (19.5%)	
Total Vacant Houses	962 (100.0%)	

Note 1) Dwellings 'for more than 2 household members' are defined to have the total floor space of more than 29 m², and be not regarded as 'Not Qualified Dwellings.'

2) Dwellings 'for single household member' are defined to have the total floor space of between 18 m² and 29 m², and be not regarded as 'Not Qualified Dwellings.'

3) 'Not Qualified Dwellings' are defined to meet at least one of these conditions; (1) dwellings of less than 18 m² total floor space, (2) significantly old and decayed dwellings, even if the total floor space is more than 18 m², (3) dwellings with shared toilets, even if the total floor space is more than 18 m².

Source: Ministry of Land Infrastructure and Transport, *Survey on Vacant Houses*.

Table 4: Share of Owned and Rented Houses to the Total Dwellings

Year	Area	Total Number of Dwellings ¹⁾ (thousands)	Share to the Total Dwellings (%)		
			Owned Houses	Rented Houses	Vacant Houses
1958	Whole Country	17,934	71.2	28.8	2.0
1963	Whole Country	21,090	64.3	35.7	2.5
1968	Whole Country	25,591	60.3	39.7	4.0
1973	Whole Country		59.2	40.8	5.5
1978	Whole Country	31,059	60.4	39.4	7.6
1983	Whole Country		62.4	37.7	8.6
1988	Whole Country	42,007	61.3	37.5	9.4
1993	Whole Country	45,879	59.8	38.5	9.8
1998	Whole Country	50,246	60.3	38.1	11.5
2003 ²⁾	Whole Country	53,866	61.2	36.6	12.2
	Kanto Costal Area ³⁾	15,279	54.5	41.7	10.8
	Tokai Area ⁴⁾	5,904	64.4	34.2	12.5
	Kinki Area ⁵⁾	9,233	59.5	38.2	14.0

Note 1) Total number of dwellings includes occupied dwellings, vacant dwellings, dwellings with temporary occupants only, and dwellings under construction. Okinawa has been included since 1973.

2) Prompt report data.

3) Includes Saitama, Chiba, Tokyo, and Kanagawa.

4) Includes Gifu, Shizuoka, Aichi, and Mie.

5) Includes Shiga, Kyoto, Osaka, Hyogo, Nara, and Wakayama.

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 5: Share of Owned and Rented Houses by Income Level of Households

(Unit: %)

Annual Income Level	1998		2003	
	Share of Owned Houses	Share of Rented Houses	Share of Owned Houses	Share of Rented Houses
Under 2 millions Yen	42.7	56.9	43.9	55.8
2 to 3 millions	48.8	50.7	54.0	45.6
3 to 4 millions	52.8	46.6	58.5	41.0
4 to 5 millions	57.5	41.9	63.0	36.4
5 to 7 millions	66.5	32.9	70.2	29.2
7 to 10 millions	77.8	21.7	79.3	20.3
10 to 15 millions	85.1	14.5	85.2	14.3
15 to 20 millions	89.4	10.2	90.0	9.5
More than 20 millions	89.5	9.9	88.7	11.0
unknown	18.4	33.9	11.4	31.2
Total	60.0	37.9	60.9	36.5

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 6: Area of Total Floor Space by a Dwelling House

(Unit: m²)

	Total	Owned Houses	Rented Houses			
			Owned by Local Governments	Owned by Public Companies	Privately Owned	Owned by Private Companies
1968	73.86	97.42	37.78		34.13	53.56
1973	77.14	103.09	40.01		36.01	53.86
1978	80.28	106.16	41.52	43.32	37.02	55.33
1983	85.92	111.67	44.90	44.67	39.19	57.28
1988	89.29	116.78	47.00	44.84	41.77	56.07
1993	91.92	122.08	49.44	46.66	41.99	56.35
1998	92.43	122.74	50.19	46.97	42.03	53.52
2003 ¹⁾	96.24	125.35	52.00	49.13	45.95	54.87

Note 1): Prompt report data.

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 7: Area of the Total Floor Space by Annual Income Level of Households

Annual Income Level	1998		2003	
	Number of <i>Tatami</i> Units ¹⁾	Area (m ²)	Number of <i>Tatami</i> Units	Area (m ²)
Under 2 millions Yen	21.39	35.29	23.07	38.07
2 to 3 millions	25.35	41.83	27.76	45.80
3 to 4 millions	28.22	46.56	30.63	50.54
4 to 5 millions	30.89	50.97	33.15	54.70
5 to 7 millions	34.37	56.71	36.18	59.70
7 to 10 millions	38.89	64.17	40.36	66.59
10 to 15 millions	43.26	71.38	44.80	73.92
15 to 20 millions	48.23	79.58	49.80	82.17
More than 20 millions	56.01	92.42	56.45	93.14

Note 1): Area is calculated as 2 *tatami* units nearly equal 1 *pyong* or 3.3 m². Hence, area = number of 3.3 * *tatami* units /2.

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 8: Area of the Total Floor Space per a Person by Annual Income Level of Households

Annual Income Level	1998		2003	
	Number of <i>Tatami</i> Units ¹⁾	Area (m ²)	Number of <i>Tatami</i> Units	Area (m ²)
Under 2 millions Yen	13.43	22.16	14.04	23.17
2 to 3 millions	11.96	19.73	12.89	21.27
3 to 4 millions	11.23	18.53	12.14	20.03
4 to 5 millions	10.54	17.39	11.51	18.99
5 to 7 millions	10.31	17.01	11.25	18.56
7 to 10 millions	10.75	17.74	11.61	19.16
10 to 15 millions	11.50	18.98	12.34	20.36
15 to 20 millions	12.61	20.81	13.62	22.47
More than 20 millions	15.15	25.00	16.31	26.91

Note 1): See note of Table 7.

Source: Ministry of Internal Affairs, *Housing and Land Survey*

Table 9: Share of Dwellings with Occupying Household by Year of Construction

(Unit: %)

	Total	Owned Houses	Rented Houses
Before the last war	3.8	3.2	0.5
1945 to 1950	1.5	1.2	0.3
1951 to 1960	4.4	3.1	1.3
1961 to 1970	12.5	7.4	5.1
1971 to 1980	26.2	17.2	9.0
1981 to 1990	27.3	15.4	11.8
1991 to September, 1998	21.9	12.5	9.5
Unknown	2.5	0.3	0.6

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 10: Share of the Households with More Than 3 Members Inhabiting in One Room to Total Households

	1998	2003
Total number of households (a)	44,211,300	47,082,800
Number of households inhabiting in one room	3,309,200	3,497,700
Number of households with more than 3 members inhabiting in one room (b)	34,500	40,500
3 members	24,100	28,500
4 members	8,900	10,100
5 members	1,200	1,500
6 members	300	300
More than 7 members	0	0
b / a (%)	0.078	0.078

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 11: Share of the Households with More Than 3 Members Inhabiting in One Room to Total Households by Annual Income Level of Households

(Unit: %)

	1998	2003
Households with more than 3 members inhabiting in one room	0.078	0.086
Under 2 millions Yen		
2 to 3 millions		
3 to 4 millions		
4 to 5 millions		
5 to 7 millions		
7 to 10 millions		
10 to 15 millions		
15 to 20 millions		
More than 20 millions		

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 12: Situation of Housing Facilities (share to the total number of housings)

(Unit: %)

	Kitchen for joint use	Non-flush toilet for joint use	Without bathroom	Without lavatories
1998 (Whole country)	0.25	0.07	2.91	12.84
2003 (Whole country)	0.23		2.16	9.65
Kanto Metropolitan Area	0.26		2.22	10.42
Chukyo Metropolitan Area	0.34		1.63	7.62
Keihanshin Metropolitan Area	0.31		3.82	7.55

Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Table 13: Share of Rent for Dwelling and Land by Annual Income Level of Workers' Households

(Unit: %)

Year	Average	Annual Income Level				
		Under 4,69 millions	4.69 to 6.16 millions	6.16 to 7.80 millions	7.80 to 10.01 millions	More than 10.01 millions
2000	3.26	8.31	5.06	3.59	2.10	1.07
2001	3.23	8.23	5.60	3.31	1.96	1.04
2002	3.18	8.32	5.42	2.98	2.03	1.18
2003	3.36	8.02	5.58	3.62	2.14	1.22
2004	3.31	7.83	5.24	3.78	2.22	1.16

Source: Source: Ministry of Internal Affairs, Family Income and Expenditure Survey.

Table 14: Share of () by Annual Income Level of Workers' Households

(Unit: %)

Year	Average	Annual Income Level				
		Under 4,69 millions	4.69 to 6.16 millions	6.16 to 7.80 millions	7.80 to 10.01 millions	More than 10.01 millions
2000	7.34	3.99	6.84	7.54	7.90	8.36
2001	7.81	5.58	7.69	8.27	8.21	8.13
2002	8.02	6.20	6.78	8.14	8.51	8.84
2003	7.61	4.56	6.94	7.74	9.74	7.49
2004	8.02	4.57	7.08	8.44	8.73	9.01

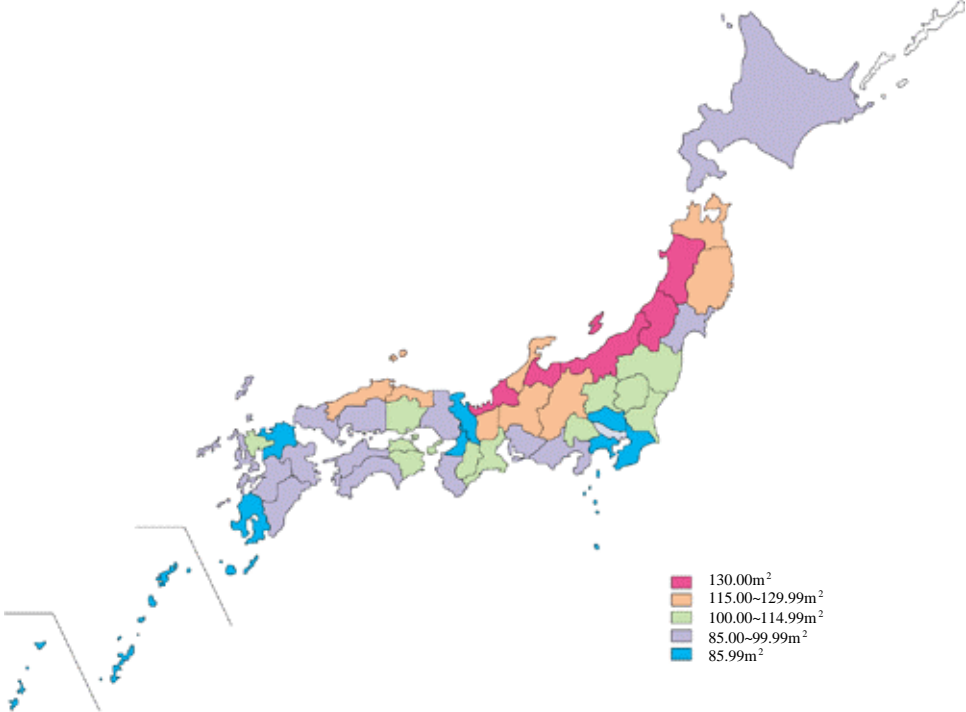
Source: Source: Ministry of Internal Affairs, Family Income and Expenditure Survey.

Table 15: Internal Migration Rate

	Total Population (a) (thousands)	Total Number of Migration (b)	Internal Migration Rate (b / a)
1994	124,149	6,561,214	5.28
1995	124,428	6,632,096	5.33
1996	124,708	6,514,555	5.22
1997	124,961	6,424,690	5.14
1998	125,248	6,277,512	5.01
1999	125,427	6,186,490	4.93
2000	125,613	6,146,670	4.89
2001	125,908	6,110,826	4.85
2002	126,008	5,952,851	4.72
2003	126,139	5,961,576	4.73
2004	126,176	5,771,921	4.57

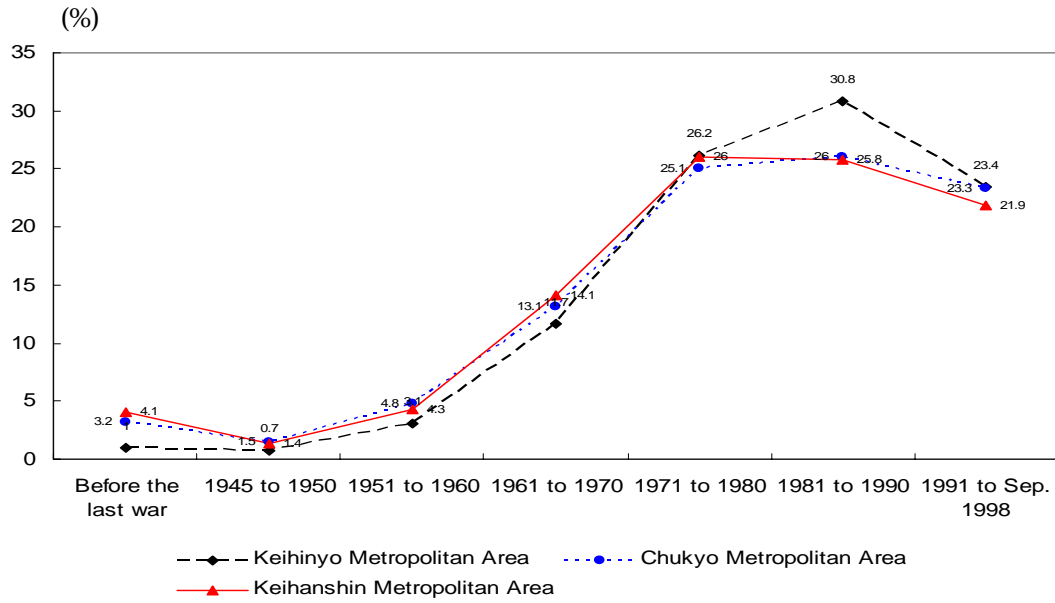
Source: Ministry of Internal Affairs, *Report on International Migration in Japan*.

Figure 1: Area of the Total Floor Space by a Dwelling House (by Region, 1998)



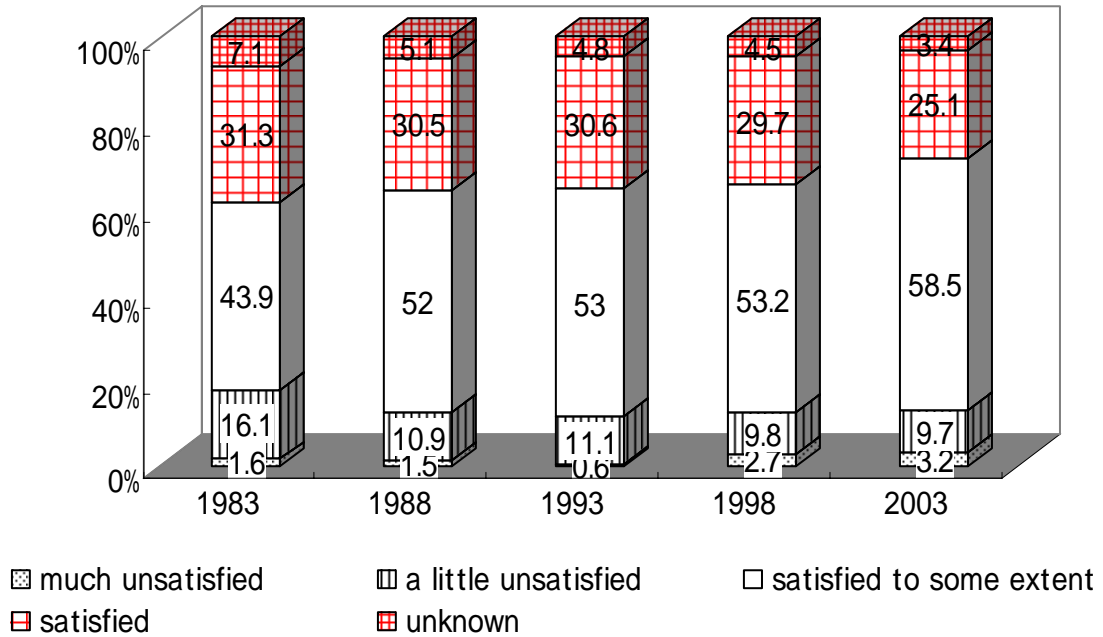
Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Figure 2: Share of Dwellings with Occupying Household by Year of Construction (By region)



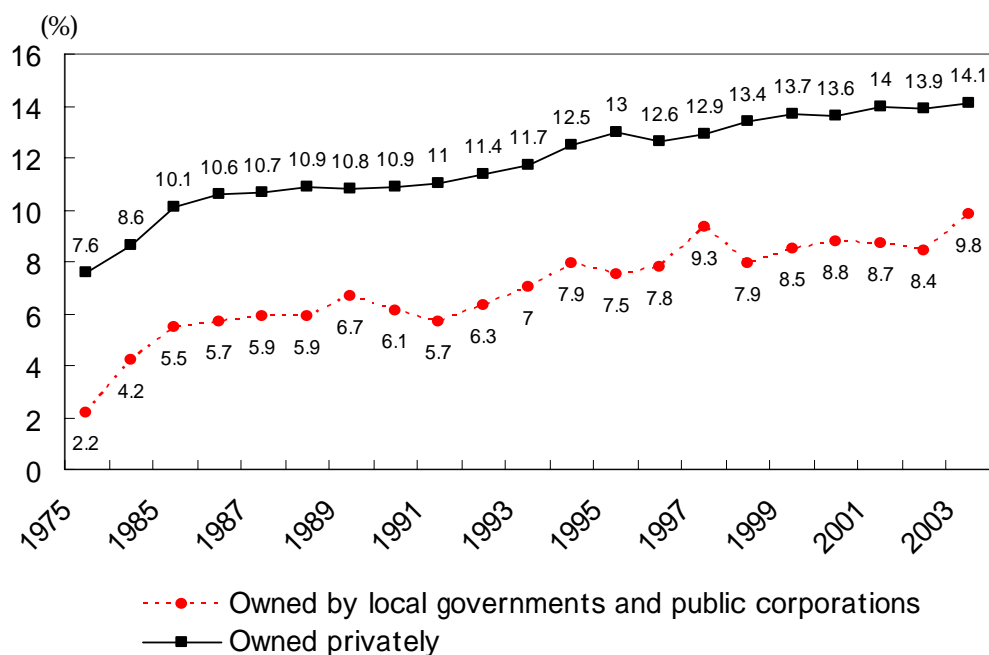
Source: Ministry of Internal Affairs, *Housing and Land Survey*.

Figure 3: Degree of Satisfaction with Housing and Dwelling Environments



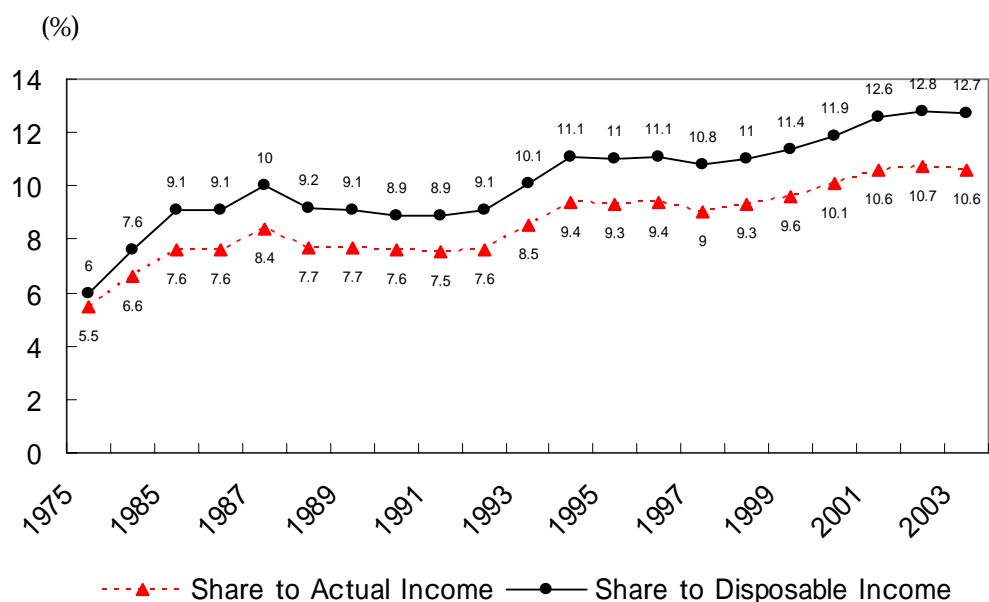
Source: Ministry of Land Infrastructure and Transport, *Survey on Housing Demand*.

Figure 4: Share of Expenses for Housings to Monthly Income (workers' household)



Source: Ministry of Internal Affairs, Family Income and Expenditure Survey.

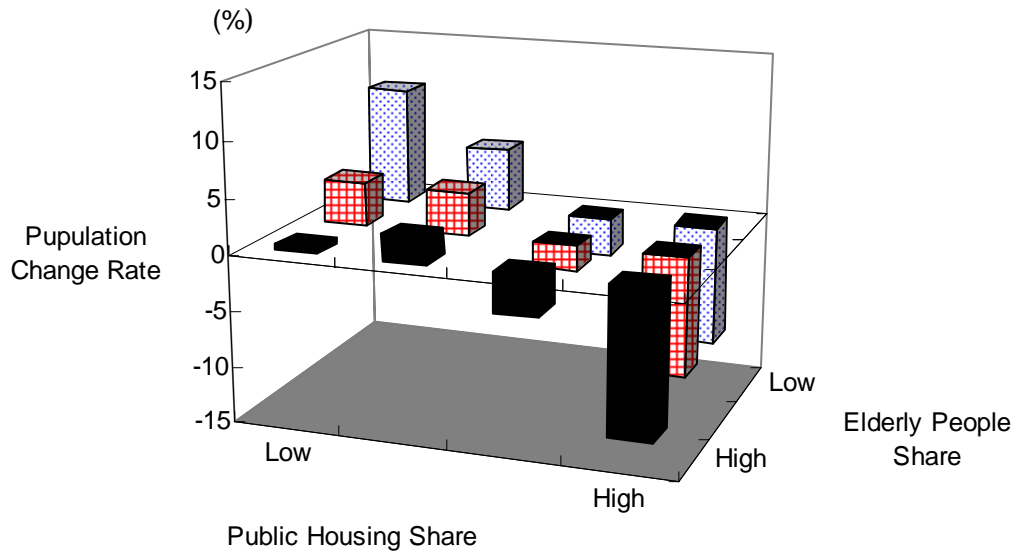
Figure 5: Share of Rent for Dwelling and Land to Monthly Actual Income (workers' household)



Note: Expenses for Housing is defined as rent for dwelling and lands plus repairs and maintenance. Actual income comprises current income such as wages and salaries and non-current income such as gifts. Disposable income is calculated as actual income minus non-living expenditures.

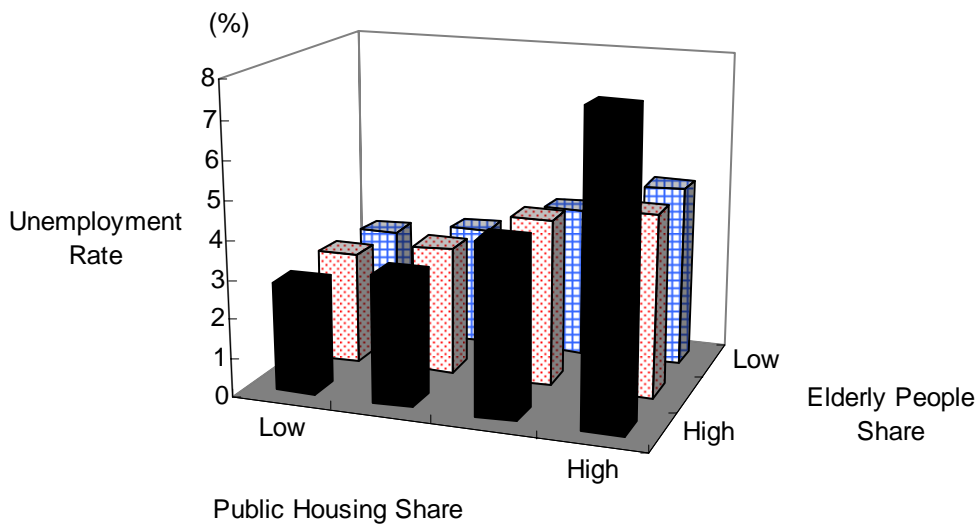
Source: Ministry of Internal Affairs, Family Income and Expenditure Survey.

Figure 6: Population Change Rate Compared with Public Housing and Elderly People Share In Tokyo



Source: Population Census 2000, Grid Square Statistics

Figure 7: Unemployment Rate Compared with Public Housing and Elderly People Share In Tokyo



Source: Population Census 2000, Grid Square Statistics