

History of changing housing needs in Japanese cities

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1. Multi-family housing
2. Housing supply and Public housing
3. Changing Demography
4. Vacant houses and new houses Multi-family

Multi-family housing - 1

Tokyo During Meiji
1878 - 1910



Multi-family housing - 2



Multi-family housing - 3



復元された三菱一号館



一丁倫敦と称された当時の様子



解体前の三菱一号館(S43年)

The earliest, non-wooden, multi-family housing was built in Marunouchi, Tokyo. In the Meiji era, Western architectural techniques and designs were brought to Japan. In Marunouchi, where Yataro Iwasaki's Mitsubishi company developed office and rental housing.

Multi-family housing - 5



**Josiah Conder
sketch**

1923 Kanto Earthquake



当時と同じ材料・工法



煉瓦積み



窓枠石積み



下がり棟板金取付



木製建具のワニス塗装

プロジェクト概要

建築主	三菱地所 株式会社
所在地	東京都千代田区丸の内2-6-3 (旧建物と同じ)
設計者	株式会社 三菱地所設計
規模	地下1階、地上3階
構造	煉瓦組構造 (免震構造)
延面積	5,230㎡ (一号館 部分)
用途	美術館 (旧: 事務所)
工期	2007年10月~2009年4月 (三菱一号館部分), 2007年 2月~2009年4月 (街区全体)

主な材料
<煉瓦>
中国製型枠成形特注煉瓦
230万個 (化粧煉瓦20万個 構造煉 210万個)
圧縮強度30N/mm²以上
吸水率10%以下 R-S-30-N(JIS A5210)
<石>



旧銀行営業室





Gunkanjima – 1916 Nagasaki Prefecture



1917 – 1925 Taisho and urban issues



- soaring prices,
- delays in infrastructure development,
- slums,
- housing shortages due to population concentration in large cities,

1917 – 1925 Taisho and urban issues

- Following these trends, in 1920, the Ministry of Interior gave housing improvement subsidies to the regional ministers of Tokyo, Yokohama, Nagoya, Kyoto, Osaka, and Kobe, and land acquisition and low interest funds for housing.
- In 1921, the Nakamuracho Daiichi Condominium in Yokohama City, which is a reinforced block structure, was completed as a public apartment building. This Nakamura-cho house is made of wood



Imamiya Housing

RC Municipal Housing (North Nitto
Housing)



大正14（1925）年には，東京 御茶ノ水文化アパートメントハウス」

William Merrell Vories



所在地	東京都千代田区
構造規模	鉄筋コンクリート造 地下1階、地上5階建て
延床面積	-
竣工年	1925年

Multi-family housing

- Dojunkai Apartment is a general term for reinforced concrete (RC) apartments built by the Dojunkai Foundation in various parts of Tokyo and Yokohama from the end of the Taisho era to the beginning of the Showa era.
- The Great Kanto Earthquake and Dojunkai Apartment. "Dojunkai Apartment" is the most familiar to people in the vicinity of Tokyo when it comes to prewar apartments.

Multi-family housing



Dojunkai Aoyama Apartments

Multi-family housing



Multi-family housing



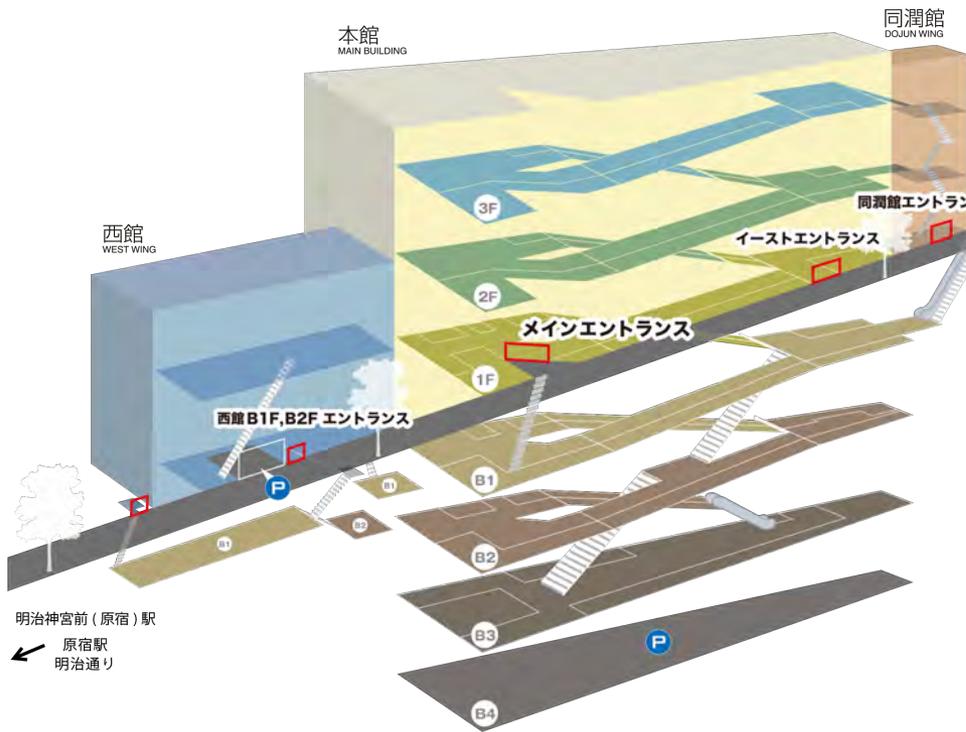
Omotesando Hills

March 2002	Urban planning decision for Jingumae 4-chome district type one urban redevelopment project
October 2002	Jingumae 4-Chome District Urban Redevelopment Union established
March 2003	Exchange of rights plan approved for Jingumae 4-chome district type one urban redevelopment project
August 2003	Start of construction for building
January 2006	Completion of construction for building
February 2006	Grand opening of Omotesando Hills



Omotesando Hills - Tadao Ando

Omotesando Hills



Omotesando Hills - Tadao Ando

Tadao Ando - 2006

The Doujunkai apartment was built as part of the reconstruction plans following the Great Kanto Earthquake, and while the architecture was treasured and known as a superb communal dwelling project, what was even more important was the scenery that was produced by the apartments. People really took it to heart. What kind of form [I could use to preserve] this scenery became one of the main themes of the current reconstruction plans.

Restoring the apartments in their present condition was physically and economically impossible, but I considered the following two points as clues to connect with the city's memories.

The first was to put the majority of the building volume underground, and make as much use as possible of the underground space, so that the height of the building would be below the Zelkova trees that line the boulevard.

Another was to include the gently sloping avenue of Omotesando as it already existed as a public space within the building.

I created a building facade that continued for around 250 meters along Omotesando Avenue. Each floor is structured by continuing the gentle slope of Omotesando Avenue, contributing to a new public urban space. I considered trees and plants on the rooftop, in a form that would connect the roof of the building with the Zelkova trees lining the avenue. My aim was to "regenerate" the Doujunkai apartment of Omotesando for the next era.

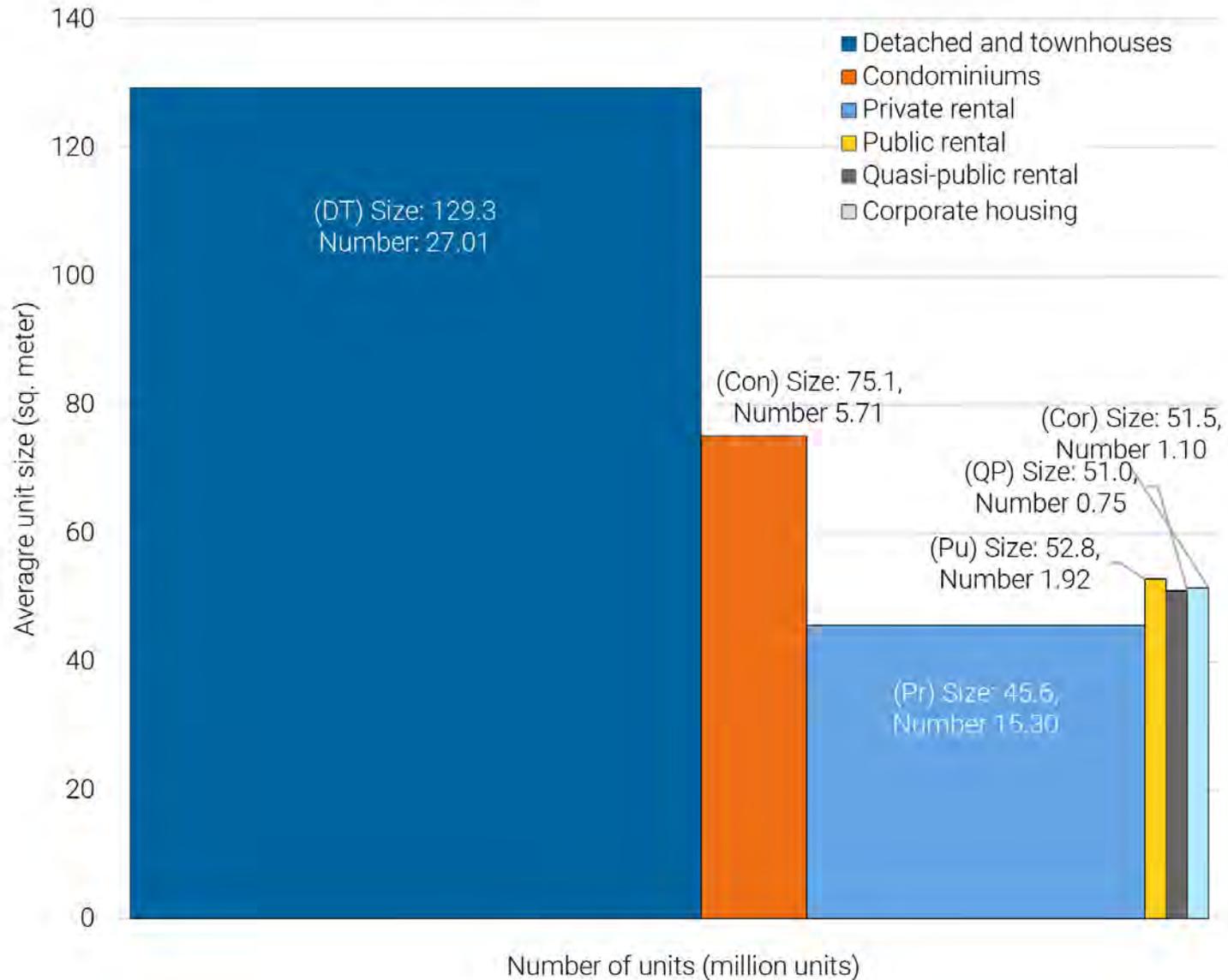
Housing supply In Japanese cities

1. Private Rental houses
2. Detached Townhouses
3. Condominiums
4. Corporate housing
5. Housing Supply Corporation rental houses-
Kosha Rental Housing.
 1. Small initial cost
 2. Rent subsidies in certain properties
6. Public rental housing refers to prefectural housing and municipal housing.
 1. Household income

Public Housing

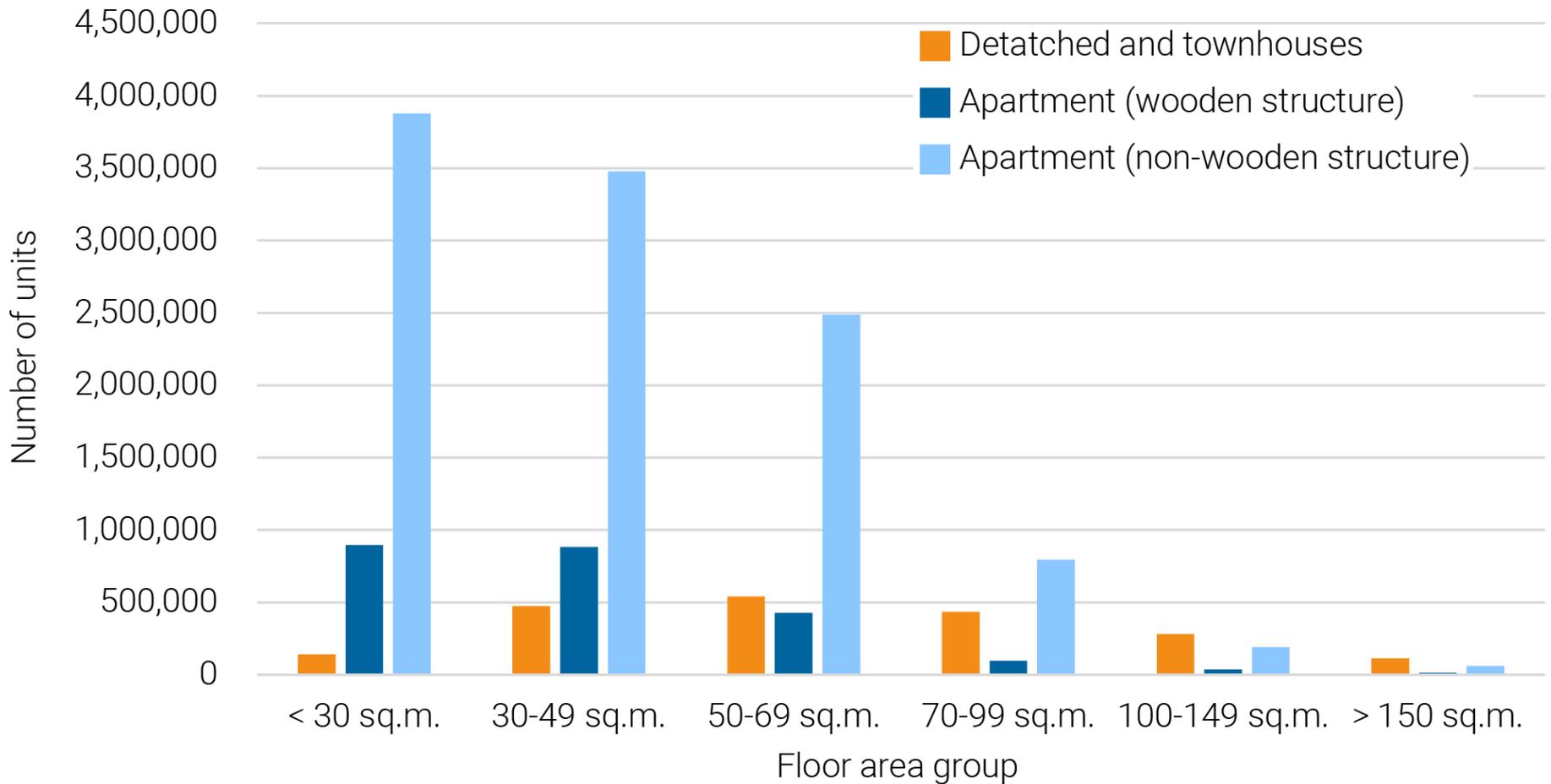
- Public housing refers to prefectural housing and municipal housing, and only households with an income of a certain amount or less can live in it.
- The income requirements are very different from those of public corporation rental housing and UR rental housing, and even low-income people can move in.
- In principle, singles are not allowed, but the number of properties where seniors and people with disabilities can move in alone has increased.

Housing stock in Japan, 2018



Source: 2018 Housing and Land Survey of Japan.

Floor area distribution of private rental housing, 2018



Source: 2018 Housing and Land Survey of Japan.

Homeownership by age group

Age of the household	Rental	Own
< 30	82	9
40 - 49	49	44

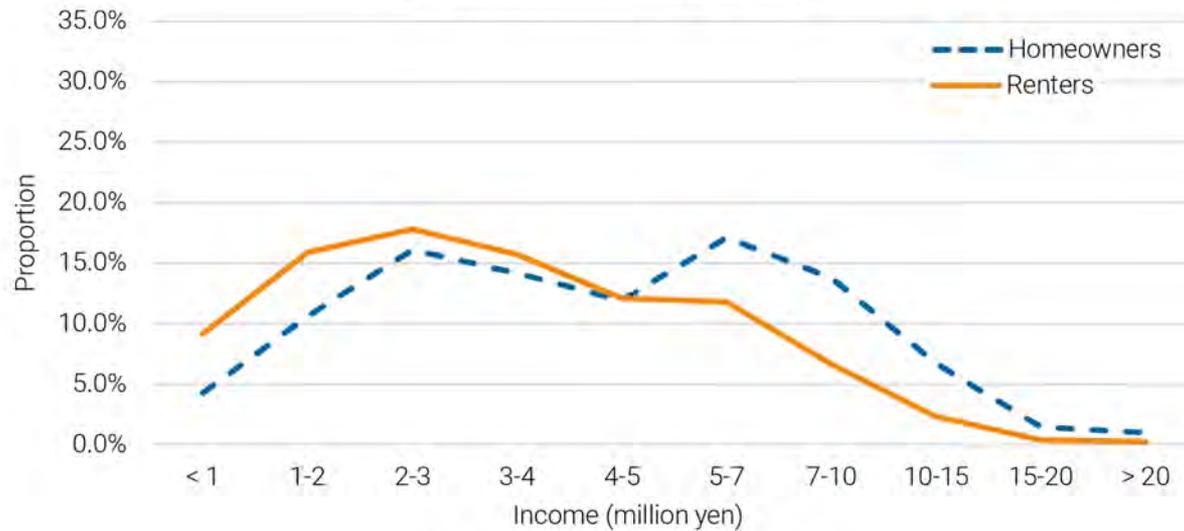
Ratio of housing expenditures to annual income by housing type

Homeowners	16%
for renters	13%
public housing renters	10%
corporate housing renters	4%

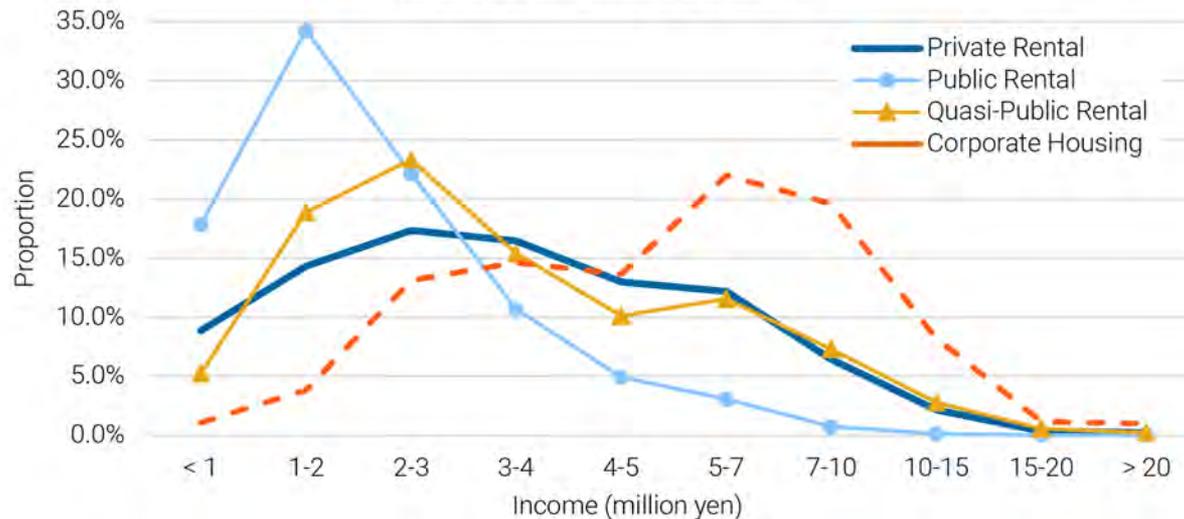
Ratio of housing expenditures to annual income

1985	7.6%
2001	10.6%

3A. Homeowners and renters



3B. Rental housing types



Source: 2018 Housing and Land Survey of Japan.

The public sector's role in developing, financing, and owning rental housing -1

- To address the housing shortage after WWII, the government carried out a series of Five-Year Housing Construction Plans (1966 to 2005)
 1. Government Housing Loan Corporation (GHLC) to encourage housing construction and homeownership through long-term, low-interest, pre-payable fixed-rate mortgages. to encourage housing construction and homeownership.
 1. annual government subsidies and low-cost financing
 2. for low and middle-income borrowers 5.5% rate cap until the 1970s



Fukuoka



Osaka

完売御礼

おかげさまで全戸完売いたしました。
多数のご来場、誠にありがとうございました。





Urban Housing



HARUMI FLAG

中央区晴海5丁目。約18haの敷地に4,145戸という大規模複合開発の街が誕生。3方を海に囲まれた眺望や、四季を彩る豊かな樹木。51の共用施設が暮らしに潤いを。

物件サイト



一棟リノベーション

ヴォータニア目黒

全戸200㎡超、全戸角住戸。静謐と樹々に包まれた高台に佇む全9邸の住まい。目黒アドレスらしい落ち着いた暮らしがここにあります。

物件サイト



ウェリスタワー谷町4丁目

駅徒歩5分の免震タワーレジデンス総148邸。本件と駅間にスーパーやショップが充実。上町台地の安全性と都心の利便性を享受する。

物件サイト



ウェリスタワー京町堀

これからの都心生活に新提案を。都心のオアシス「韮公園」近接、「西区京町堀」に誕生予定。総135邸の制振タワーマンション。

物件サイト



クレヴィアタワー御堂筋本町

御堂筋1分。その中心に、人々は魅了される。「本町」駅徒歩1分、御堂筋の最前列に立つ30階建の邸宅。

物件サイト



ウェリスパーク四日市南山の手

NTT都市開発とハウスメーカー6社。403家族のための「大規模宅地・戸建分譲プロジェクト」。「追分」駅徒歩5分。大型商業施設、幼稚園、小・中学校も徒歩圏。

物件サイト



プラウドタワー名古屋錦

伏見駅徒歩4分、商業複合の大規模再開発。30階建、総戸数360戸。プラウドタワー名古屋錦、始動。

物件サイト



ライオンズタワー新大工町

長崎電気軌道「新大工町」電停 徒歩1分、地上26階、総戸数240戸。長崎県内最高峰×最大の住商複合タワーレジデンスが誕生。

物件サイト

The public sector's role in developing, financing, and owning rental housing – 2

2. Local governments constructed and operated public rental housing for low-income renters.

Almost 99% occupied

3. Government established the Japan Housing Corporation (JHC) to address the acute housing shortage in urban areas

- JHC and public housing corporations provided quasi-public rental housing through large-scale development in urban areas
- Mainly for middle-income groups

JHC and public housing corporations provided public rental housing through large-scale development in urban areas





柏崎市 - 市営駅前住宅 Public rental housing

City Public
Housing Kawasaki
City

1 Kawaramachi, Saiwai-ku, Kawasaki-shi,
Kanagawa
Design: Sachio Otani
Completion 1972





The public sector's role in developing, financing, and owning rental housing – 3

- 4. Quality of housing
 - Basic Act for Housing in 2006
 - Elderly persons' housing, low carbon emissions, and condominium management

The public sector's role in developing, financing, and owning rental housing – 4

- Residential property tax

- Japan's nationally uniform property tax rate is 1.4%, with an additional city planning tax rate of 0.3% in urbanized areas.

- Rent protection

- Act on Land and Building Leases (ALBL), enacted in 1991 provides strong tenant protections by making it difficult for landlords to terminate leases or refuse lease renewal.

- 5
There are only 12 different planning zones

Category I exclusively low-rise residential zone



This zone is designated for low rise residential buildings. The permitted buildings include residential buildings which are also used as small shops or offices and elementary/junior high school buildings.

Category II exclusively low-rise residential zone



This zone is mainly designated for low rise residential buildings. In addition to elementary/junior high school buildings, certain types of shop buildings with a floor area of up to 150m² are permitted.

Category I mid/high-rise oriented residential zone



This zone is designated for medium to high residential buildings. In addition to hospital and university buildings, certain types of shop buildings with a floor area of up to 500m² are permitted.

Category II mid/high-rise oriented residential zone



This zone is mainly designated for medium to high rise residential buildings. In addition to hospital and university buildings, the permitted buildings include certain shops and office buildings with a floor area of up to 1,500m² to provide conveniences for the local community.

Category I residential zone



This zone is designated to protect the residential environment. The permitted buildings include shops, offices and hotel buildings with a floor area of up to 3,000m².

Category II residential zone



This zone is designated to mainly protect the residential environment. The permitted buildings include shops, offices and hotel buildings as well as buildings with karaoke box.

Quasi-residential zone



This zone is designated to allow the introduction of vehicle-related facilities along roads while protecting the residential environment in harmony with such facilities.

Neighborhood commercial zone



This zone is designated to provide daily shopping facilities for the neighbourhood residents. In addition to residential and shop buildings, small factory buildings are permitted.

Commercial zone



Banks, cinemas, restaurants and department stores are constructed in this zone. Residential buildings and small factory buildings are also permitted.

Quasi-industrial zone



This zone is mainly occupied by light industrial facilities and service facilities. Almost all types of factories are permitted excepting those which are considered to considerably worsen the environment.

Industrial zone



Any type of factory can be built in this zone. While residential and shop buildings can be constructed, school, hospital and hotel buildings are not permitted.

Exclusively industrial zone



This zone is designated for factories. While all types of factory buildings are permitted, residential, shop, school, hospital and hotel buildings cannot be constructed.

Control of Building Use by Land Use Zones

☐ can be built ☐ usually cannot be built

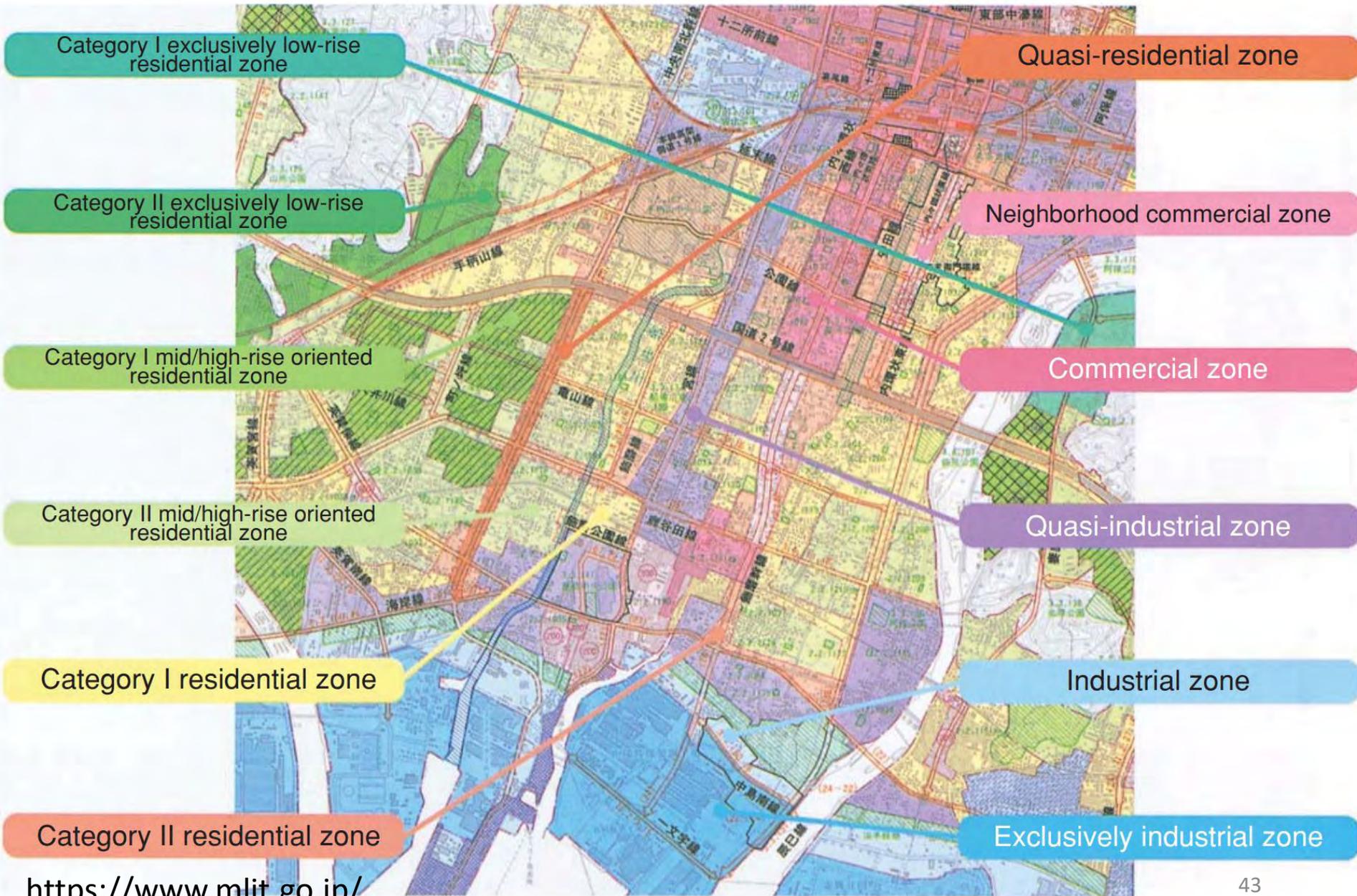
Examples of buildings	Category I exclusively low-rise residential zone	Category II exclusively low-rise residential zone	Category I mid/high-rise oriented residential zone	Category II mid/high-rise oriented residential zone	Category I residential zone	Category II residential zone	Quasi-residential zone	Neighborhood commercial zone	Commercial zone	Quasi-industrial zone	Industrial zone	Exclusively industrial zone	Areas with no land-use zone designation (Urbanization Control Areas are excluded)
Houses, Houses with other small scale function (store, office, etc.) Kindergartens, Schools (Elementary, Junior High, Senior High)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Shrines, Temples, Churches, Clinics	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Hospitals, Universities	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Stores (mainly selling dairy commodities)/Restaurants with floor space of 150m ² max. on the first or second floor (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	D
Stores/Restaurants with floor space of 500m ² max. on the first or second floor (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	D
Stores/Restaurants not specified above (excluding※)	☐	☐	☐	A	B	☐	☐	☐	☐	☐	☐	☐	☐
Offices, etc. not specified above	☐	☐	☐	A	B	☐	☐	☐	☐	☐	☐	☐	☐
Hotels, Inns	☐	☐	☐	☐	B	☐	☐	☐	☐	☐	☐	☐	☐
Karaoke boxes (excluding※)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Theaters, Movie theaters (excluding※)	☐	☐	☐	☐	☐	☐	C	☐	☐	☐	☐	☐	☐
※Theaters, Movie theaters, Stores, Restaurants, Amusement facilities and so on, with more than 10,000m ² of floor area	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Bathhouses with private rooms	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Independent garage with floor space of 300m ² max. on the first or second floor	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Warehouse of warehousing company, Independent garage of other types than specified above	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Auto repair shop	☐	☐	☐	☐	E	E	F	G	G	☐	☐	☐	☐
Factory with some possibility of danger or environmental degradation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Factory with strong possibility of danger or environmental degradation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Note A : Must not be built on the third floor or higher. Must not exceed a floor area of 1,500m².
 B : Must not exceed a floor area of 3,000m².
 C : Audience seating floor area must not exceed 200m².

D : Stores and restaurants must not be built
 E : Floor area must not exceed 50m².
 F : Floor area must not exceed 150m².
 G : Floor area must not exceed 300m².

Japanese zoning gives much more flexibility to builders, private promoters, school boards and the cities themselves. If there is more land than needed for commercial uses in a commercial zone, for example, then you can still build residential uses there, until commercial promoters actually come to need the space and buy the buildings from current residents.

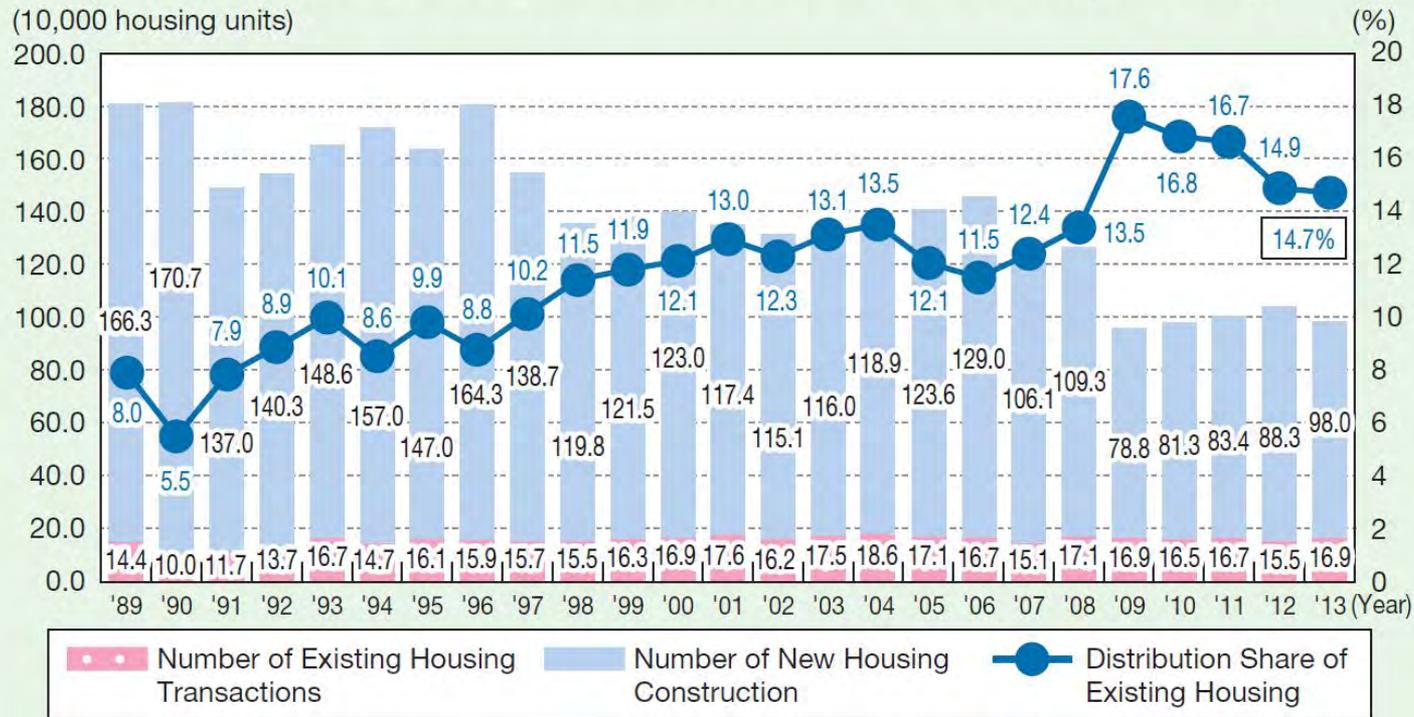
planning zones



The End of the housing shortage - 2007

- The GHLC also stopped originating mortgages in 2007 and was reorganized as the Japan Housing Finance Agency (JHF) to securitize private mortgages in the form of covered bonds.
- The JHF assumes the credit risk of mortgage-backed securities but passes prepayment risks to investors.

Changes in the Distribution Share of Existing Housing

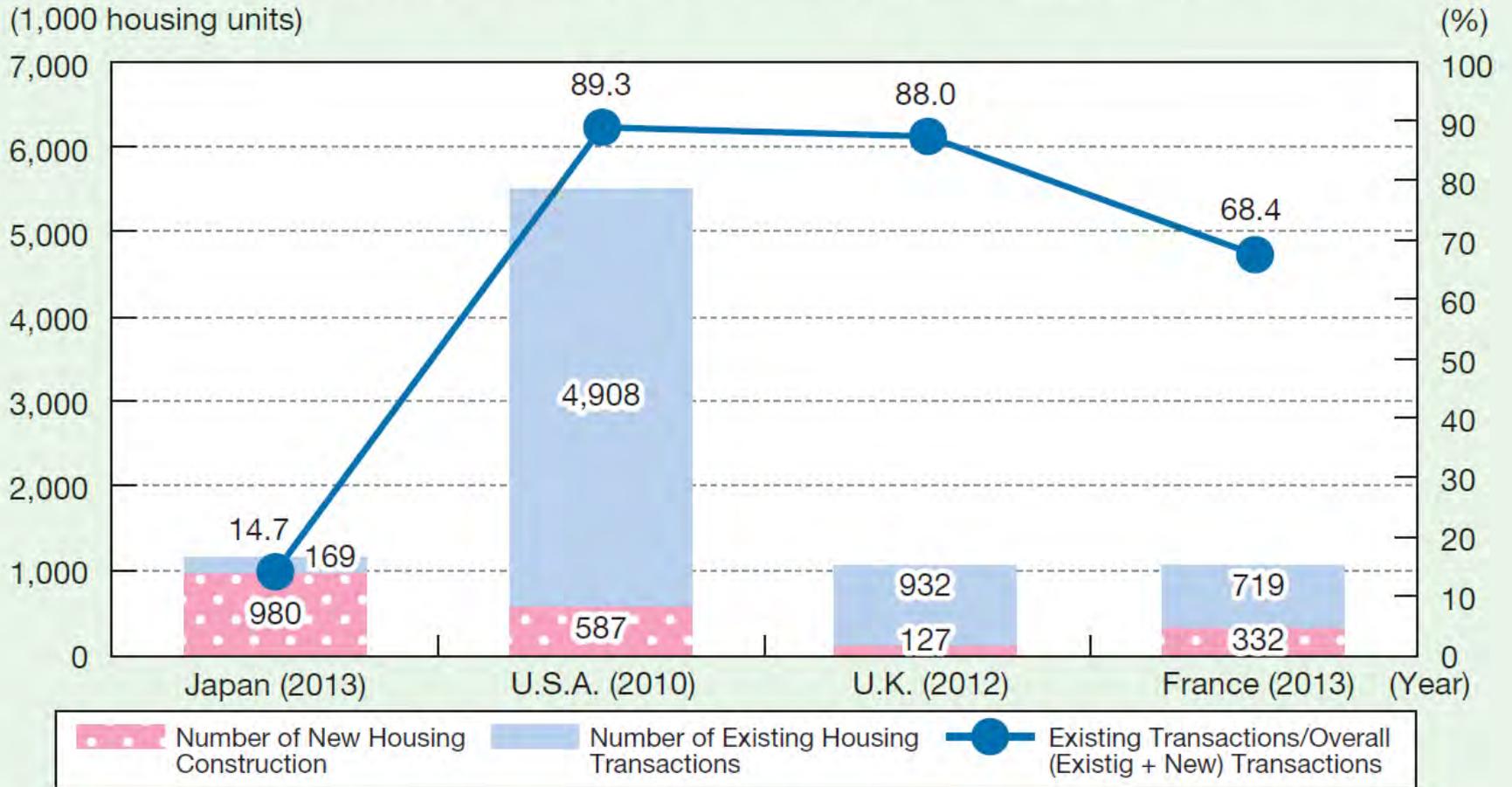


(Note) For 1993, 1998, 2003, 2008, 2013, the distribution amount of existing housing was calculated with numbers for January through September being used to calculate the full-year equivalent.

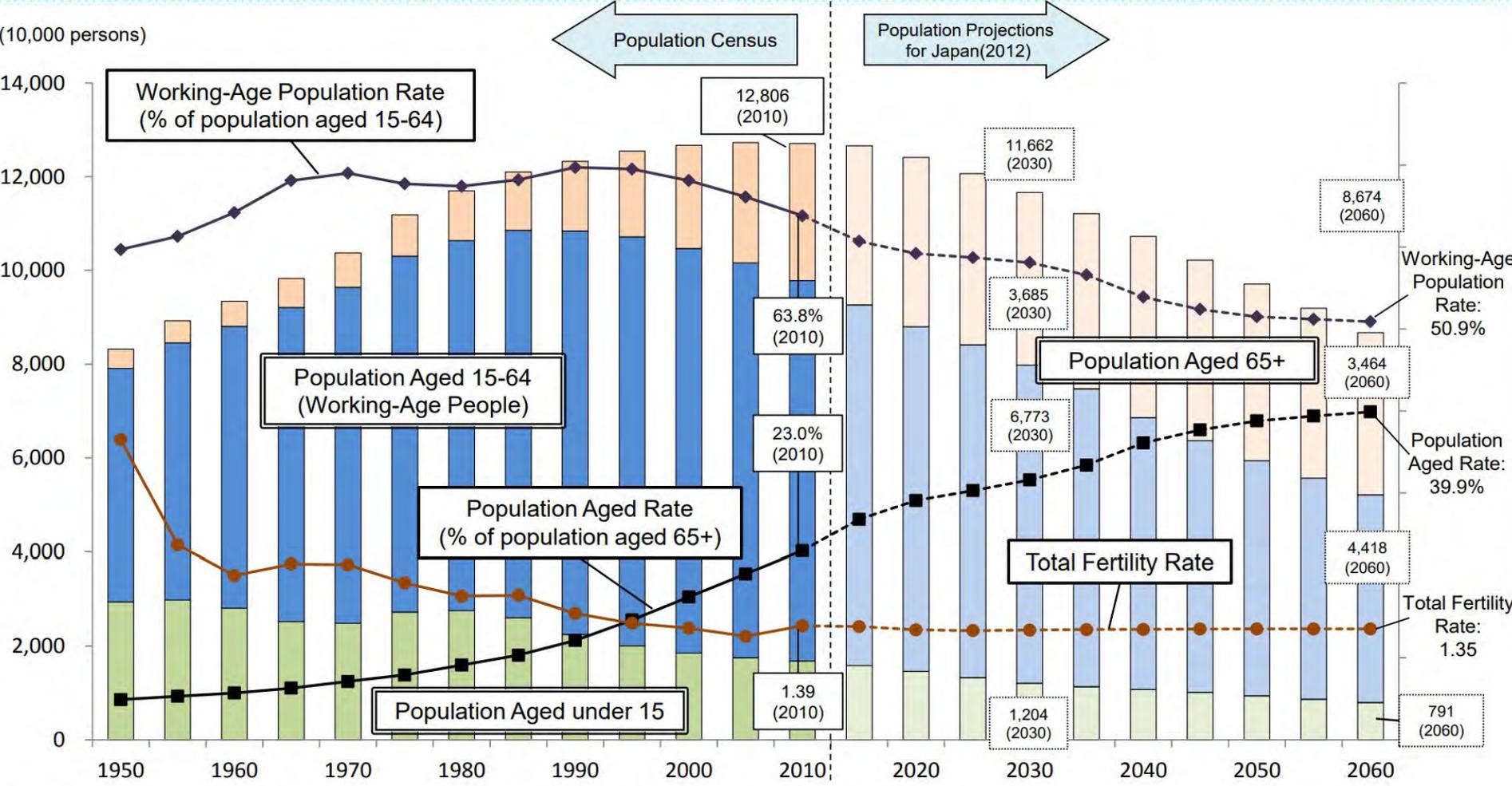
Source) Compiled by MLIT from “Housing Construction Statistics” by MLIT, “Housing and Land Survey” by MIC

The number of available houses becomes greater than the number of households and further population decline is expected.

International Comparison of Existing Housing Distribution Share

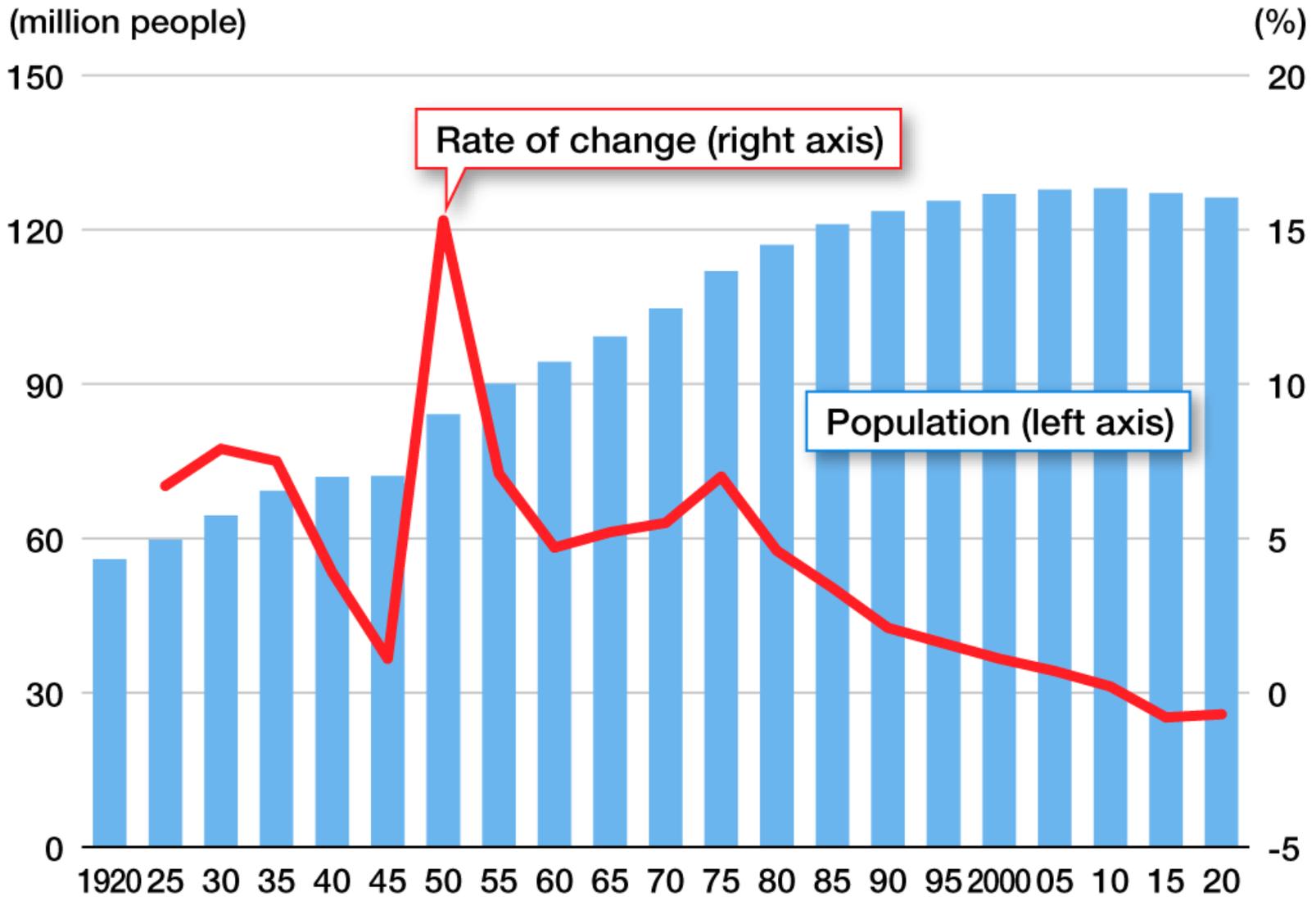


Japanese population remained on the same level during recent years, but it is estimated to decline in the future. In 2060, Japanese Population is estimated to be 90 million and percentage of elderly people is estimated to be around 40%.



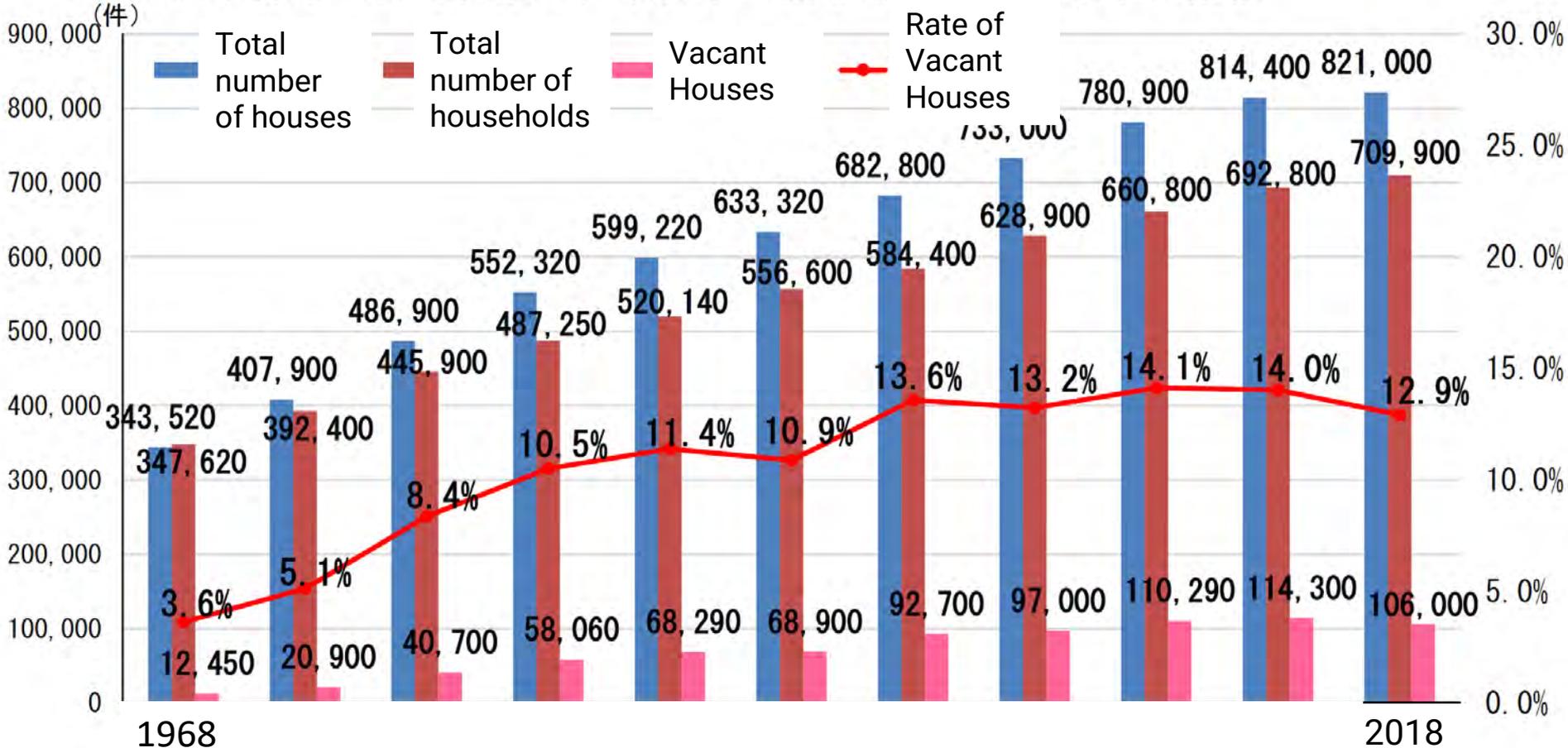
Source : "Population Census," Statistics Bureau, Ministry of Internal Affairs and Communications
 "Population Projections for Japan," January 2012, National Institute of Population and Social Security Research
 "Vital Statistics" Ministry of Health, Labour and Welfare

Japan's Population and Rate of Change

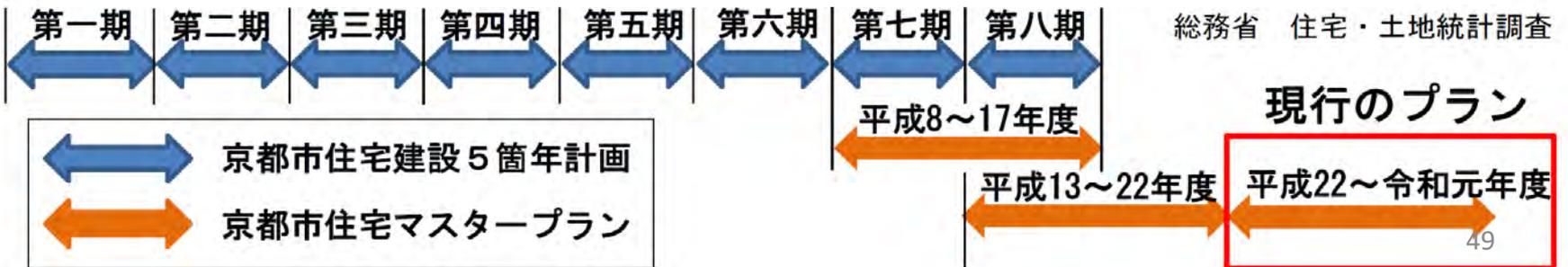


Created by *Nippon.com* based on the 2020 Population Census preliminary results published by the Statistics Bureau, Ministry of Internal Affairs and Communications. Figures for 2020 are preliminary.

<参考>京都市の住宅総数と世帯総数・空き家数・空き家率の推移



総務省 住宅・土地統計調査



Changing needs and housing policies

1. Management and renewal of housing
2. Fulfilling diverse housing needs
3. Preparing the market environment in which consumers can remodel their homes
4. Need for quality stocks