

Outline of the 2023 Housing and Land Survey of Japan

1. Purpose and History of the Survey

The Housing and Land Survey is the most fundamental statistical survey conducted on housing conditions in order to acquire basic data for formulating various housing-related policy measures, by investigating the actual conditions of dwellings and other occupied buildings, and the inhabiting households thereof in our country to clarify the present circumstances and trends for the whole country, major metropolitan areas, and prefectures.

In consideration of the recent diversified living situations of people and changes in social and economic circumstances, such as the declining birth rate and the aging of society, the Housing and Land Survey investigated the living environment supporting the aged society with a low birth rate, achievement levels of dwelling performance including quake resistance and fire-safety, dissemination of energy-saving dwellings, and effective land use. In light of the ever-increasing importance of measures to address vacant dwellings, the current 2023 Housing and Land Survey has been designed to provide a more accurate assessment of the housing situation of elderly people in Japan, which is entering a super-aged society, while continuing to assess the ownership status of vacant dwellings.

The Housing and Land Survey has been conducted every five years since 1948. The 2023 Survey marks the sixteenth of its kind.

2. Legal Basis of the Survey

The 2023 Housing and Land Survey was the Fundamental Statistical Survey based on the Statistics Act (Act No. 53 of 2007), and was conducted in compliance with Housing and Land Survey Regulations (Prime Minister's Office Order No.41 of 1982).

3. Date of the Survey

The 2023 Housing and Land Survey was conducted as of midnight on October 1, 2023.

4. Area Coverage of the Survey

In the 2023 Housing and Land Survey, about one-fifth of the enumeration districts of the 2020 Population Census on a national average was sampled, and approximately 200,000 unit districts (hereinafter referred to as "enumeration unit districts") were selected from among those demarcated in the enumeration districts as of February 1, 2023.

5. Universe of the Survey

The universe of the Survey included dwellings, other occupied buildings, and all the households inhabiting those dwellings and buildings located in the enumeration unit districts as of the survey date (17 dwellings per unit district, totaling about 3,400,000 dwellings/households). The following facilities and the households living there were excluded from enumeration:

- (1) Facilities and dwellings managed by diplomatic establishments and other authorized foreign or international agencies, where foreign envoys, consular officials, and their dependents (including families) live
- (2) Facilities deemed to be Imperial property under management of the Imperial Household Agency
- (3) Jails, prisons, juvenile prisons, juvenile training schools, juvenile classification homes, women's guidance homes, and immigration detention center

- (4) Camps and other facilities of the Self-Defense Forces
- (5) Camps and other facilities used by the U.S. Army

6. Survey Items

By using Questionnaires A and B that were distributed to households, and Building Survey sheets filled out by the enumerators, the 2023 Housing and Land Survey investigated the following topics:

Questionnaire A

- (1) On households
 - a. Name of head or representative of household
 - b. Number of household members
 - c. Shared households
 - d. Annual income of household
- (2) On main earner or head of household
 - a. Employment status
 - b. Commuting hours
 - c. Domicile of children
 - d. Year of last move
 - e. Previous residence
- (3) On dwellings
 - a. Number and area of dwelling rooms (in units of tatami mats)
 - b. Tenure of dwelling
 - c. Rent of dwelling
 - d. Construction materials
 - e. Area of floor space
 - f. Year of construction
 - g. Situation of facilities
 - h. Situation of reconstruction, etc.
 - i. Situation of extended or renovated, etc.
 - j. Situation of earthquake-resistance
- (4) On site of present dwelling
 - a. Tenure of site
 - b. Site area
 - c. Method of acquisition, year of acquisition, etc.
- (5) On ownership of dwellings other than present dwelling
 - a. Tenure of dwelling
 - b. Main use
- (6) On ownership of land other than site of present dwelling
 - a. Tenure of site
 - b. Main use

Questionnaire B

- The following items were added to the left [Questionnaire A] (1) to (6) for the survey.
- (3) On dwellings
 - k. Title deed to dwelling
 - (4) On site of present dwelling
 - d. Title deed to site
 - (5) On ownership of dwellings other than present
 - c. Location
 - d. Type of building
 - e. Method of acquisition
 - f. Year of construction
 - g. Duration of vacancy
 - (6) On ownership of land other than site of present dwelling
 - c. Location
 - d. Area
 - e. Method of acquisition
 - f. Year of acquisition

Building Survey sheets

- (1) On dwellings
 - a. Type of unoccupied dwellings
 - b. Type of dwelling
- (2) On buildings
 - a. Type of building
 - b. Construction materials of unoccupied dwellings
 - c. Situation of dilapidation
 - d. Stories of building
 - e. Width of road abutting on the site
 - f. Total number of dwellings in the building
 - g. Situation of facilities
 - h. Type of occupied buildings other than dwelling

7. Method of the Survey

(1) Administrative organization

The Survey was planned and administered by the Statistics Bureau, Ministry of Internal Affairs and Communications (MIC), through the following sequence: Minister for Internal Affairs and Communications → Governor of each prefecture → Mayor of each municipality (city, town or village) → Supervisors → Enumerators → Households surveyed.

(2) Method of Survey

- a. The enumerators checked all the dwellings and other occupied buildings within their assigned enumeration unit districts for the 2023 Housing and Land Survey by September 14. They drafted lists of households in the survey and maps of their enumeration unit districts, and delivered a questionnaire to each selected household during the period from September 23 to 30, 2023.

Then, at the beginning of October, the enumerators revisited all selected households in their districts to collect the completed questionnaires and check the entries.

Adopted survey means were submission of the questionnaire to the enumerators or by post and provision of responses on the internet (online survey).

- b. One questionnaire (A or B) was distributed in each enumeration unit district. Questionnaires A and B were allocated at random to individual enumeration unit districts at the ratio of 6 to 1 on average.
- c. Questionnaires A and B were completed by the head (or representative) of the household. Building Survey sheets were completed by the enumerators, by way of investigating the exteriors of the buildings and confirming details with relevant households or building administrators.

8. Tabulation and Publication

The completed questionnaires of the 2023 Housing and Land Survey were sent to the Statistics Bureau of MIC through municipalities and prefectures, and processed by the Incorporated Administrative Agency National Statistics Center.

Tabulation results consist of the Approximate Tabulation of Dwellings, Basic Tabulation on Dwellings and Households, Tabulation on Construction Material of Dwellings, etc., and Land Tabulation, and are released on the internet.

The report is published based on the results of the Basic Tabulation on Dwellings and Households and Tabulation on Construction Material of Dwellings, etc.

The results of the Approximate Tabulation of Dwellings are preliminary figures intended to provide Survey results at an early stage, and it should be noted that the figures in this Interim report might differ from the final results of the Basic Tabulation on Dwellings and Households, etc.

There are two types of tabulation: the results using all responses entered in Questionnaires A and B and Building Survey sheets; and the results only based on the responses entered in Questionnaire B and Building Survey sheets. For the latter results, that fact is indicated in statistical tables.