

Outline of the 2018 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 conducted in 2018 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. As measures concerning vacant dwellings are becoming more and more important as dwelling environment-related policy, the Survey expanded its scope to newly investigate actual living conditions including vacant dwellings.

The Housing and Land Survey has been conducted since 1998 in succeeding the former Housing Survey, which had been conducted every five years since 1948, based on revised survey contents. The 2018 Survey marks the fifteenth of its kind.

2. Legal Basis of the Survey

The 2018 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 2018 Housing and Land Survey was conducted as of midnight on October 1, 2018.

4. Area Coverage of the Survey

In the 2018 Housing and Land Survey, about one-fifth of the enumeration districts of the 2015 Population Census on a national average was sampled, and approximately 220,000 unit districts (hereinafter referred to as "enumeration unit districts") were selected from among those demarcated in the enumeration districts as of February 1, 2018.

However, the districts listed below were excluded from sampling, as they had been designated as evacuation areas due to the effect of the Fukushima nuclear accident caused by the Great East Japan Earthquake. These districts are thus not included in the results of the Survey.

- Entire area of the following districts are excluded:

Ookuma-machi, Futaba-machi

- Some part of the following districts are excluded:

Minamisoma-shi, Tomioka-machi, Namie-machi, Katsurao-mura, Iitate-mura

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 3,700,000 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 2018 Housing and Land Survey investigated the following topics:

Notes: The mark "<L>" indicates the items peculiar to Questionnaire B.

Questionnaire A and B

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| <ol style="list-style-type: none">(1) On households<ol style="list-style-type: none">a. Name of head or representative of householdb. Type of householdc. Number of household membersd. Annual income of household(2) On main earner or head of household<ol style="list-style-type: none">a. Employment statusb. Commuting hoursc. Domicile of childrend. Year of last movee. Previous residence(3) On dwellings<ol style="list-style-type: none">a. Number and area of dwelling rooms (in units of tatami mats)b. Tenure of dwellingc. Title deed to dwelling <L>d. Rent of dwellinge. Area of floor spacef. Year of constructiong. Situation of facilitiesh. Situation of reconstruction, etc. of dwellingi. Situation of extended or renovated, etc.j. Situation of earthquake-resistance(4) On site of present dwelling<ol style="list-style-type: none">a. Tenure of siteb. Title deed to site <L>c. Site aread. Method of acquisition, year of acquisition, etc. | <ol style="list-style-type: none">(5) On ownership of dwellings other than present dwelling<ol style="list-style-type: none">a. Tenure of dwellingb. Main usec. Location <L>d. Type of building <L>e. Method of acquisition <L>f. Year of construction <L>g. Duration of vacancy <L>(6) On ownership of land other than site of present dwelling<ol style="list-style-type: none">a. Tenure of siteb. Main use <L>c. Location <L>d. Area <L>e. Method of acquisition <L>f. Year of acquisition <L> |
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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
 - 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

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 2018 Housing and Land Survey by September 11. They drafted lists of households in the survey and maps of their enumeration unit districts, and delivered a questionnaire to be responded to on the internet to each selected household during the period from September 15 to 23, 2018.

Then, they visited households that did not respond to the questionnaire on the internet to deliver questionnaires from September 25 to 30. 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, while some parts were filled out by the enumerator during an interview. Building Survey sheets were completed by the enumerators, with regard to the details, building types, construction materials, etc. of unoccupied dwellings, by way of investigating the exteriors of the buildings and confirming with relevant households or building administrators.

8. Tabulation and Publication

The completed questionnaires of the 2018 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.

Based on the results of the Basic Tabulation on Dwellings and Households and Tabulation on Construction Material of Dwellings, etc., "RESULTS FOR JAPAN" and "RESULTS FOR PREFECTURES" will be published.

The results of the Approximate Tabulation of Dwellings are tentative ones for an Interim report, 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.