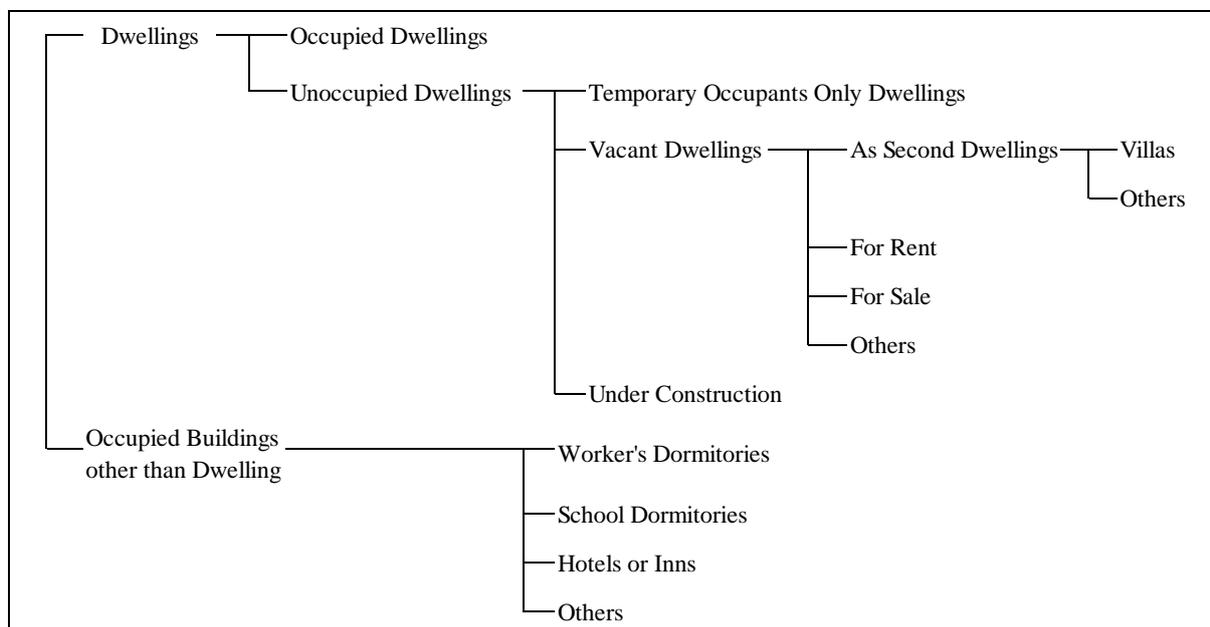


Explanation of Terms of the 2018 Survey

« Dwelling-related Terms »



Dwellings

A dwelling is defined as a permanent building or structurally separated part thereof, such as a detached house or unit of an apartment building that, by the way it has been built or altered, is intended for habitation by one household.

A structurally separated part should be completely partitioned with fixed concrete or wooden walls.

A dwelling for habitation by one household must satisfy the following four requisites with respect to facilities.

- (1) At least one room;
 - (2) A sink for cooking for exclusive use;
 - (3) A toilet for exclusive use; and
 - (4) An entrance for exclusive use.
- } . . . Even if (2) and (3) are for joint use, both should be located to permit use at any time and accessed without passing through other households.
- This may be a direct access to the street or access to a hallway that occupants and visitors can use.

So-called abandoned buildings were not treated as dwellings in this survey, as it is difficult to have a domestic life in them as they are.

Occupied Dwellings

Out of dwellings that satisfy the requisites mentioned above, dwellings which have usual residents.

"Living" or "inhabiting" in this survey means that a person is usually living in the building in question, that is, living or intending to live there for more than three months as of the survey date.

Unoccupied Dwellings

Out of dwellings that satisfy the requisites mentioned above, dwellings which have no usual residents were classified as follows:

Classification	Explanations
Temporary Occupants Only Dwellings	Dwellings which have no usual residents, but are used only in the daytime or used by several persons on a rotating basis.
Vacant Dwellings	As Second Dwelling, For Rent, For Sale and Others
As Second Dwellings	Villas Dwellings where no household usually lives and which are used as vacation houses for spending weekends or holidays, or as summer/winter resorts for recreation, etc.
	Others Houses which are used occasionally, such as for staying overnight after overtime work late at night.
For Rent	Vacant dwellings for rent whether newly built or not.
For Sale	Vacant dwellings for sale whether newly built or not.
Others	Dwellings other than those mentioned above. Dwellings included in this category are those not inhabited for a long time due to transference or hospitalization, or those to be destroyed for the purpose of rebuilding. (Note: Including vacant dwellings which are difficult to classify into subdivisions.)
Under Construction	Dwellings whose framework has been built, but construction has not been completed. Ferroconcrete buildings are included in this category if the outer walls have been built. A dwelling in which the internal finishing work has not yet been completed is classified as "Vacant". Dwellings under construction are considered complete dwellings if already inhabited by a household.

Occupied Buildings other than Dwelling

Buildings other than dwellings were included in this survey if inhabited.

Occupied buildings other than dwellings were classified as follows:

Classification	Explanations
Worker's Dormitories	Buildings built or designed for habitation by a group of single persons with separate budgets, such as a bachelors' dormitory of a company, a government agency, or an organization.
School Dormitories	Buildings built or designed for habitation by a group of single students with separate budgets, such as a dormitory of a school.
Hotels or Inns	Buildings built or arranged for tourists or persons staying temporarily.
Others	Buildings built temporarily and not converted for human habitation, such as hospitals, workshops, offices and construction camps.

Type of Dwelling

Dwellings were classified into the following two categories according to use:

Used Exclusively for Living

Dwellings constructed or converted only for human habitation and include no facilities for business purposes, such as stores, workshops and offices.

Used Also for Commerce or Other Purposes

Dwellings consisting of living quarters and other facilities such as stores, restaurants, barbershops and doctor's offices, as well as earth floors, workplaces and barns for agriculture, forestry, hunting, fishery and cultivation.

Type of Building

Dwellings were classified in the following way according to how the buildings concerned were built.

Classification	Explanations
Detached Houses	Buildings consisting of a dwelling unit.
Tenement-houses	Buildings consisting of two or more dwelling units connected by walls, but with each having an independent entrance to the street. Terrace houses are also included in this category.
Apartments	Buildings consisting of two or more dwelling units for which corridor, staircases and other common areas are jointly used. Two or more dwellings built one above the other are also included in this category. Building with stores on the first floor and two or more dwellings above them also fall under this category.
Others	Dwellings other than those mentioned above. A part of a factory or office classified as dwelling quarters is included in this category.

Construction Material

Buildings were classified in the following way according to their construction material. When two or more materials are used, the material predominant in terms of floor space is chosen for the classification.

Classification		Explanations
Wooden	Wooden (Excluding Wooden and Fire-proofed)	Buildings whose main frames including pillars and beams are made of wood. This category does not include fireproofed wooden buildings.
	Wooden and Fire-proofed	Buildings whose main frames including pillars and beams are made of wood, and whose roofs and outer walls are covered with mortar, siding boards, zinc sheet or other fireproof material.
Non-wooden	Reinforced Steel-framed Concrete	Buildings whose main frames are made of ferroconcrete or steel ferroconcrete.
	Steel Framed	Buildings whose main frames such as pillars and beams are made of iron.
	Others	Buildings other than those mentioned above, such as those having walls made of concrete blocks or bricks.

Stories of Building

The number of stories of a building above the ground. Mezzanines, garrets and basements are not included in this category.

Year of Construction

The year of construction of all occupied dwellings.

If a house was extended or renovated, the respondent was asked to specify the year of construction of the original house. However, if new floor space was more than half the total floor space of the house after extension or renovation, the respondent was asked to indicate the year of extension or renovation.

In tabulation of the number of buildings, for a building with two or more dwellings, the year of construction for the largest number of dwellings was considered to be the year of construction of the building.

Tenure of Dwelling

The tenure of dwelling was classified as follows:

Classification		Explanations
Owned Houses		Dwellings which are owned by the households occupying them. Also included here are newly constructed or recently purchased dwellings that have yet to be registered at a registry office, and those being purchased in installments, for which loan payments have yet to be completed. Cases of residing in houses owned by one's parent were also included here.
Rented Houses	Rented Houses Owned by Local Government	Rented houses which are owned and administrated by the prefectural or municipal government and not included under issued houses.
	Rented Houses Owned by Urban Renaissance Agency or Public Corporation	Rented houses which are owned by the Urban Renaissance Agency (UR) or housing corporations, managed by a prefectural or <i>shi, ku</i> or <i>machi</i> government, and not included under issued houses. These include dwellings generally called "UR rented houses", "Public Corporation houses" and similar. Also included in this category are rented houses operated by the Employment Promotion Projects Corporation for those who relocate in order to obtain new jobs.
	Rented Houses Owned Privately	Rented houses which do not fall under any of the categories of "Rented Houses Owned by Local Government", "Rented Houses Owned by Urban Renaissance Agency (UR)", and "Issued Houses".
	Issued Houses	Houses owned and administrated by a company, a government agency or an organization for which a person works, where the person resides for performing duties or as a part of compensation. These include dwellings generally called "Company Housing", "Housing for Public Employees" and similar. *Including cases where an employee resides in a general house rented by a company for which the person works or by his/her employer, irrespective of whether the person pays rent or not.

Tenure of Occupied Buildings Other than Dwellings

The tenure of occupied buildings other than a dwelling was classified as follows:

Classification	Explanations
Owned	Cases where the household owns all or part of an occupied building other than a dwelling, such as factory or office.
Rented	Cases where the household rents all or part of an occupied building other than a dwelling, such as a factory or office.

Title Deed to Dwellings

Owned houses were classified as follows according to holders of the title deed registered in the real property register.

Classification	Explanations
Household Members Only (Including the Head of Household)	Cases where the holder of the title deed is a member of the household and cases where the joint holders of the title deed are members of the household (including head of household).
Jointly with Members of Other Household and/or Corporation	Cases where the joint holders of the title deed are members of the household and members of another household (such as a relative, friend, acquaintance or colleague who does not share the dwelling or livelihood), and/or a company, corporation, etc.
Others	Cases where the holder of the title deed is a person other than a household member (such as a spouse, parent, grandparent, child, aunt, uncle, nephew, niece or sibling who does not share the dwelling or livelihood; a person other than a relative; company; corporation; etc.)

Monthly Rent of Dwelling

The amount of rent or room rent for dwellings other than owned houses paid for the most recent month.

Deposits, premiums, key money, utility charges and maintenance expenses were not included here.

When one dwelling is jointly rented by multiple households, the total amount of rent paid by the respective households was considered as the rent of that dwelling.

Charge for Common Services of Dwelling

These refer to the rates for water, electricity, cleaning, etc. for such common areas as corridors, stairs, etc. paid separately from the rent.

When one dwelling is jointly rented by multiple households, the total amount paid by the respective households was considered as the charge for common services for that dwelling in the same manner as above.

Dwelling Rooms and *Tatami* Units of Dwelling Rooms

(1) Dwelling Rooms

Dwelling rooms include living rooms, bedrooms, drawing rooms, studies and dining rooms, etc. Entrance

halls, kitchens, kitchenettes, toilet rooms, bathrooms, corridor, earth floors, as well as shops, offices and other rooms used for professional or business purposes are not counted as dwelling rooms.

Kitchens with a dining space whose floor space, excluding the space of the sink, kitchen, table, etc. is 5 square meters or more were included in the number of dwelling rooms. Rooms occupied by lodging households were also included in the number of rooms.

(2) *Tatami* Units of Dwelling Rooms

The total space of rooms mentioned above was measured in terms of the number of *tatami* units. A *tatami* unit is a Japanese floor mat, rectangular in shape and measuring 90 centimeters by 180 centimeters. Two *tatami* units are equivalent to 3.3 square meters.

Area of Floor Space

The area of floor space refers to the total floor space covering the entrance, kitchen, toilet, bathroom, corridor, earth floor, closets, etc. and rooms used for professional or business purposes, such as stores and offices, as well as dwelling rooms. However, storehouses and garages as well as warehouses, workshops, etc. for a business located separate from the main part of the dwelling were not included in the floor area.

In the case of apartments, such jointly used areas as passageways, kitchens and toilets were also excluded.

Type of Kitchen

The types of kitchen were classified as follows:

Classification	Explanations
Kitchen Used with Own Household	Kitchen solely for that dwelling Including cases where the principal household and shared households jointly use the same kitchen
Kitchen Used Only for Cooking (K)	Kitchen used only for cooking and separated from other rooms
Kitchen Also Used as Dining-room (DK)	Kitchen not separated from a dining room
Kitchen Also Used as Dining-room and Living Room (LDK · LK)	Kitchen not separated from a dining room and a living room
Other Kitchen Also Used for Other Purposes	Other kitchen also used for other purposes For example, a kitchen without a partition in a one-room condominium
Kitchen Shared with Other Households	Kitchen jointly used with other households living in apartments, excluding the kitchen used with lodging households.

Facilities for Aged Persons, etc.

Housing in which people live was categorized as follows, using the criteria of whether there were certain facilities for aged persons, etc.

Classification	Explanations
Equipped with Facilities for Aged Persons, etc.	
Equipped with Railing	Buildings equipped with safety railing to prevent aged persons, etc. from falling down due to a loss of balance. Also, in housing equipped with railing, the places equipped with railing were classified as follows: (1) Entrance, (2) Toilet, (3) Bathroom, (4) Dressing room (5) Corridor, (6) Stairs, (7) Dwelling rooms, (8) Others
Easy-to-step-in Bath tub	The height of the bath tub from the bathroom floor is low enough for aged persons, etc. to step over. Bath tubs 30 to 50 centimeters in height were considered easy-to-step-in tubs.
Passage is wide Enough for Wheel-chair	Housing where the corridors or entrances to rooms are at least 80 centimeters wide.
Without Steps Indoors	Housing designed without differences in level so that aged persons, etc. do not trip and fall. However, these differences in level do not include doorsteps and stairs.
Possible to Move with a Wheel-chair from the Street to Entrance	Housing where there is no difference in level or obstacle so that a person in a wheel-chair can pass safely without assistance from the adjacent road to the entrance. This includes cases where a gentle slope is provided to facilitate wheel-chair passage in places where there is a large difference in level.
Without Facilities for Aged Persons, etc.	

Barrier-free Houses

("Barrier-free" is a facility to improve accessibility for people with a handicap and aged persons, etc.)

Barrier-free dwellings were classified as follows:

Constant Barrier-free Houses

A dwelling which has either of the following facilities for aged persons:

- Railing at two places or more
- Without steps indoors

High Barrier-free Houses

A dwelling which has all of the following facilities for aged persons:

- Railing at two places or more
- Without steps indoors
- A corridor which is wide enough to move with a wheel-chair

Energy-saving Equipment, etc.

Energy-saving facilities etc. were listed as follows:

Water Heating Unit Utilizing Solar Energy

Systems that heat water on the roof by solar energy and distribute the heated water to bathrooms and kitchens. Other systems that heat the whole dwelling by circulating air warmed by solar energy in the garret under the floor by fan are also included here.

Generator Utilizing Solar Energy

Systems which collect sunlight by using a condensing board on the roof, and convert it into electricity.

Double or More-sash Window or Double Glass Window

(1) Double or More-sash Window

Those windows which have two (or more) inner and outer sashes. In case the inner sash is a Japanese-style *Shoji* sliding paper window, that window is not included here.

(2) Double Glass Window

Those windows which combine multiple sheets of glass, and provide insulation by creating air space between the glass panes.

Situation of Dilapidation

The situations regarding dilapidation of the main frame of the dwelling such as walls, pillars, floors, beams, roofs, etc., as well as other parts of the dwelling were classified as follows:

Dilapidation Exists:

Where there is any defect in the main frame or other part of the dwelling. For example, cases where part of the walls or the building's foundation is cracked, some roofing tiles are unfixed, or a rainwater gutter is damaged and unfixed to part of the eaves, etc.

Dilapidation Does Not Exist:

There is no damage to the main frame or other part of the building.

Situation of Elevators, etc.

With regard to apartments, the situations regarding elevators were classified as follows:

Classification	Explanations
Equipped with Elevator	
Part of the Elevator Door is Fitted with Glass	Where inside the elevator cage is visible when the door is closed.
Equipped with Security Camera	Where a security camera is installed inside the elevator cage. Cases of a dummy camera (fake camera) are included here.
Not Equipped with These Facilities	Where the above-mentioned facilities are not installed.
Not Equipped with Elevator	

Apartments Designed to Accommodate Aged Persons

Apartments which are structured so that persons in wheel-chairs can pass safely and without assistance from the adjacent road to the entrance of the dwelling, and which largely fulfill the following three conditions:

- (1) In case there is a large difference in level between the road and inside the building, a gentle slope is provided to facilitate wheel-chair passage.
- (2) The elevator cage entrance is at least 80 centimeters wide and the call buttons at the entrance and on the car operating panel in the elevator cage are designed with consideration given to passengers in wheel-chairs.
- (3) There is no difference in the level of corridors for public use, and the corridors are at least 140 centimeters wide.

Equipped with Automatic Lock

Apartments which have a public entrance, the door of which cannot be unlocked from outside without using a key, password or similar means, or which must be unlocked by a resident or another person from inside the building.

Purchase, Construction, Reconstruction, etc. of Dwellings

Owned houses inhabited at the time of the survey were classified into the following groups according to the means of obtaining the houses.

Classification	Explanations
Purchase Newly Built Houses	Cases where the respondent purchased a newly constructed, ready-built house or a house and lot subdivided from a larger lot.
From Urban Renaissance Agency or Public Corporations	Cases where the respondent purchased a newly constructed, ready-built house or a house and lot subdivided from a larger lot from the Urban Renaissance Agency (UR), or from a housing supply corporation, housing association or development corporation of a prefecture or municipality.
From Private Companies	Cases where the respondent purchased a newly constructed, ready-built house or a house and lot subdivided from a larger lot from a private real estate company, etc.
Purchase Used-houses	Cases where the resident purchased a used house previously inhabited by another household or a house having been rented from others.
Before Housing Remodeling	Cases where the respondent purchased a used house other than the one remodeled within one year before the delivery.
After Housing Remodeling	Cases where the respondent purchased a used house remodeled within one year before the delivery.
Newly Built (Excluding Rebuilt)	Cases where the resident has constructed a newly acquired house on new ground or ground where a building other than a dwelling had been constructed and subsequently removed for the purpose of new construction.
Rebuilt	Cases where a new house was built in the same place or on the same ground occupied by the previously owned house.

Acquired by Inheritance or Grant	Cases where the resident obtained a house from their parents, etc. by inheritance or grant.
Others	Cases other than those mentioned above (e.g., where buildings were converted into dwellings).

Extended or Renovated, etc. since 2014

Inquiries were made to the owners of houses about whether any facilities had been extended or renovated since January 2014 (except for construction and reconstruction), with the replies classified as follows:

Classification	Explanations
Extended or Renovated, etc.	
Extended or Changed Room Layout	Work for enlarging dwelling rooms, constructing detached buildings or remodeling corridors and/or ambries into dwelling rooms, etc.
Renovated Kitchen, Toilet, Bathroom, Lavatory	Work for repairing laid pipe or leaking running water pipes due to aging, remodeling a Japanese-style toilet into a Western-style one, or remodeling a vault toilet into a flush toilet, etc.
Renovated Interior Parts such as Ceiling, Walls, Floor	Work for replacing wallpaper or flooring, changing from <i>tatami</i> to flooring, installing a floor heating facility, replacing the fixtures of interior parts (including toilet, kitchen, bathroom and lavatory), and excluding the replacement of only curtains and/or blinds.
Renovated Roof, Exterior Walls, etc.	Work for retiling or repainting roofs, repairing leaking roofs, the floors of balconies (serving as the roofs of lower stories), replacing or repainting exterior walls, repairing concrete walls, repairing rainwater gutters, etc.
Reinforced Walls, Pillars, Foundation, etc.	Work for newly constructing or installing walls, installing diagonal braces, reinforcing foundation, reinforcing pillars and beams with cramp irons, etc.
Installed Insulation or Condensation Proofing on Windows, Walls, etc.	Work for changing windows from single- to double or more-sash windows or from single- to double-glass windows, infusing heat insulating agent or buffeting urethane foam on walls and/or ceilings.
Others	Work other than mentioned above, such as constructing or repairing verandas, fixing handrails and electric wiring (to add plug outlets and/or switches).
Not Extended or Renovated, etc.	In case the houses or dwelling rooms were extended or renovated for use as a store or an office, or to be rented to another household, such work is regarded as "Not extended or renovated".

Situation of Renovating of Facilities for Aged Persons, etc. since 2014

With regard to owned houses, the situations regarding whether any facilities for aged persons, etc. had been renovated since January 2014 were classified as shown below.

Classification	Explanations
Renovating for Aged Persons, etc.	Included remodeling already done for the future, even if there were no aged persons at present.
Stairs and Corridors with Railing	Addition of handrails to staircases and corridors.
Slopes in the Residence	Installation of slopes to eliminate slight rises in floor level.
Renovating of Bathroom	Converting a bath tub to an inlaid one, or placing handrails in the bathroom.
Renovating of Toilet	Converting a Japanese-style toilet seat to a Western-style one, installing a warm-water washlet toilet seat, etc.
Others	Any other types of renovating
No Renovating for Aged Persons, etc.	

Situation of Seismic Diagnosis of Dwellings since 2014

With regard to owned houses, the situations regarding whether seismic diagnosis had been conducted since January 2014 were classified as follows:

A seismic diagnosis here means the examination of seismic safety of a dwelling conducted by a builder or other architect at the owner's request.

Classification	Explanations
Conducted Seismic Diagnosis	
Earthquake Resistance Had Been Secured	As a result of a seismic diagnosis, it was found that "Earthquake resistance is secured".
Earthquake Resistance Had Not Been Secured	As a result of a seismic diagnosis, it was found that "Earthquake resistance is not secured".
Not Conducted Seismic Diagnosis	

Situation of Earthquake-Resistant Renovating for House since 2014

With regard to owned houses, the situations regarding whether any earthquake-resistant renovating work was done on the houses since January 2014 were classified as follows:

Classification	Explanations
Renovated to Make It Earthquake-Resistant	
Newly-built or Reinforced Wall	Cases where windows are replaced by walls in order to resist horizontal tremors.
Installment of diagonal bracing	Cases where diagonal braces are placed between pillars in order to resist horizontal tremors.
Reinforcement of Foundation	Cases where a foundation made of pebbles has been changed to one made of concrete, or the foundation has been reinforced into a ferroconcrete one.

Reinforcement by Bolts	Cases where pillars and beams or pillars and foundations are connected using cramp irons in order to alleviate sway and prevent such frame components as pillars from falling or drifting.
Others	Improvements other than stated above (e.g., renewal of rotten timber or that damaged by termites and replacement of a heavy tile roof with one of lighter metallic plates to reduce weight of the building).
Not Renovated for Earthquake Resistance	

Situation of Housing Remodeling since 2014

The situations regarding whether owned houses were remodeled after January 2014 were classified as follows:

Classification	Explanations
Housing Remodeling Was Made	Cases which fall under any of the above-mentioned "Extended or Renovated", "Renovating for Aged Persons, etc." and "Renovated to Make It Earthquake-Resistant".
Housing Remodeling Was Not Made	Cases where work falling under any of the above has not been done.

Tenure of Site

Tenure of the site of occupied dwellings was classified as follows:

Classification	Explanations
Owned Site	Cases where a member of the household living in the dwelling owns the land of the dwelling site. It does not matter whether it has been registered or loan payments have been completed. This also refers to the case where the land belongs to the parents of household members or where the land is shared by other households who live in the same apartment or tenement house.
Rented Site	Cases where a person other than a household member is the owner of the site.
General Leasehold	All types of lease other than "fixed-term leasehold, etc." mentioned below.
Fixed-term Leasehold, etc.	One of the leases established in August 1992, which falls under one of the following: (1) Fixed-term leasehold A lease with a term of fifty years or more, and accompanied by the following special contract: (i) No renewal of the contract can be made and (ii) no request can be made to the owner of the land to purchase the housing (building) on the rented site. (2) Leasehold with special contract for transfer of building A lease with a term of thirty years or more, and accompanied by a special contract that the lease will be terminated after thirty years or more when the owner of the land purchases the housing (building) on the rented site.

Others	Cases where a household member or members live in an apartment house, detached house or tenement house where there is neither ownership nor a lease for the site.
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Title Deed to Site

Title deed to owned site was classified according to holders of the title deed registered in the real property register.

See the section of "Title Deed to Dwellings" for the classification.

Site Area

This applies to households dwelling on "owned land" or "rented land", or in "detached houses" or "tenement-houses" on sites other than "owned land" or "rented land".

The area of the site means the land area on which dwelling houses and attached buildings are built, regardless of registration regarding the type of land made at the registration office.

In cases where factories, offices, etc. were built on the same site area as the dwelling, the site area of factories, offices, etc. is excluded.

For farm households, the area of such attached buildings on the premises as workshops and barns was included, while the area used as fields was excluded regardless of registration regarding the type of land.

In cases of apartment houses or tenement houses, the site area for each dwelling unit (site for divisional ownership) was reported instead of the site area for the entire building.

Type of Transfer of Site

Concerning "owned site" and "rented site", the category was determined according to whom the site was purchased or rented from.

Classification	Explanations
From Central or Local Government	Purchase or lease of a site owned by the central or a local government.
From Urban Renaissance Agency or Public Corporations	Purchase or lease of a site owned by the Urban Renaissance Agency (UR), or from a housing supply corporation, housing association or development corporation of a prefecture or municipality.
From Corporation, such as a Companies	Purchase or lease of a site owned by a private company.
From an Individual	Purchase or lease of a site owned by an individual.
By Inheritance or Grant	Acquisition of a site by inheritance or grant.
Others	Other than the above-mentioned cases, purchase or lease as an equivalent exchange or from organizations other than corporations.

Year of Acquisition of Site

This refers to the year when the respondent purchased, rented, inherited, or received, as a donation, the ground for the building site.

In cases where a rented site was purchased, the year of purchase was investigated.

«Households-related Terms»

Principal Households and Shared Households

If a household occupied an entire dwelling, the household was defined as the "principal household". In the case of two or more households living together in a dwelling, the owner of the dwelling--or, in the case of no owner living together, the chief lessee--was defined as the "principal household", and the others were defined as "shared households".

When two or more single persons were living together in a dwelling, such as an unmarried person living in an apartment together with a friend or friends, one of them was defined as the "principal household" and each of the other persons was defined as a "shared household", for the sake of convenience.

Ordinary Households and Quasi-households

An "ordinary household" was defined as a household of persons, such as family members, sharing living quarters and living expenses. Shared households consisting of family members as well as one-person households living in a dwelling were also defined as "ordinary households". All principal households were regarded as "ordinary households".

A "quasi-household" was defined as a single person or a group of single persons who lived in a boarding or lodging house, who were live-in employees, or who lived in an occupied building other than a dwelling, such as a company dormitory or a hotel.

Correspondence among Households Living in Dwellings (Principal Households, Shared Households) and Households Living in Occupied Buildings Other than Dwellings, and Ordinary Households and Quasi-households

		Ordinary Households	Quasi-households
Households Living in Dwellings	Principal Households	<ul style="list-style-type: none"> • Two or more persons households • One-person households 	/
	Shared Households	<ul style="list-style-type: none"> • Two or more persons households 	<ul style="list-style-type: none"> • One-person households
Households Living in Occupied Buildings other than Dwellings		<ul style="list-style-type: none"> • Two or more persons households (Note 1) 	<ul style="list-style-type: none"> • One-person households (Note 2)

Note 1: Households of lodge keepers and landlords were all regarded as ordinary households even if they were one-person households.

Note 2: Regarding single persons living in an occupied building other than a dwelling, a group of single persons living in the same building was regarded as one household.

Households of Aged Couple

Households consisting of a couple where the husband is age 65 or older, and the wife is age 60 or older.

Household Members

The total number of members constituting a household.

Those who were temporarily away from home as of the date of the survey were included here. The crewmen

of ships, except those of the Japan Maritime Self-Defense Force, who had been away from home for a long time and live-in housekeeping employees living apart from their families, were included in the household members concerned. Lodgers and live-in employees were excluded.

Age of a Household Member

"Age" refers to the age at the last birthday before October 1, 2018.

Type of Household

Ordinary households were classified as follows:

If a spouse is away from the house for a long time (e.g., business bachelor), and not included in the household members, the type of household is determined by excluding the spouse.

Classification	Remarks
One-person Households	
a. One-person Household of a Person up to Age 64	
(a) One-person Household of a Person up to Age 29	
(b) One-person Household of a Person Age 30 to 64	
b. One-person household of a person age 65 or older	
One-person household of a person age 75 or older	
Two-person Households	
a. Household of a Couple Only	
(a) Aged-couple	Couple where the husband is age 65 or older, and the wife is age 60 or older.
(b) Others	
b. Others	1)
Three-person Households	
a. Household of a Couple and a Child up to Age 2	
b. Household of a Couple and a Child Age 3 to 5	
c. Household of a Couple and a Child Age 6 to 9	
d. Household of a Couple and a Child Age 10 to 17	2)
e. Household of a Couple and a Person Age 18 to 24	
f. Household of a Couple and a Person Age 25 or Older	
g. Others	1)
Four-person Households	
a. Household of a Couple and Children up to Age 2	
b. Household of a Couple and Children Age 3 to 5	
c. Household of a Couple and Children Age 6 to 9	
d. Household of a Couple and Children Age 10 to 17	2)
e. Household of a Couple and a Person Age 18 to 24	
f. Household of a Couple and a Person Age 25 or Older	

g. Household of a Couple and a Child up to Age 17 and a Person Age 65 or Older	3)
h. Others	1)
Five-person Households	
a. Household of a Couple and Children up to Age 5	2)
b. Household of a Couple and Children Age 6 to 9	
c. Household of a Couple and Children Age 10 to 17	
d. Household of a Couple and a Person Age 18 to 24	
e. Household of a Couple and a Person Age 25 or Older	
f. Household of a Couple and a Child up to Age 17 and a Person Age 65 or Older	3)
g. Others	1)
Six-person or More Households	
a. Household of a Couple and Children up to Age 17	2)
b. Household of a Couple and a Person Age 18 to 24	
c. Household of a Couple and a Person Age 25 or Older	
d. Household of a Couple and a Child up to Age 17 and a Person Age 65 or Older	3)
e. Others	1)

- 1) Households with two or more Couples or with no Couple were included in "Others".
- 2) Ages of household members other than a Couple were classified by that of the eldest member, irrespective of ages of other younger members.
- 3) Households consisting of a Couple and other members, including both a Child up to age 17 and a Person age 65 or older, irrespective of ages of others.

Household of an Aged Type

Household of an aged type were classified as follows:

Classification	Remarks
One-person Households of a Person Age 65 or Older	
Households with Either or Both of a Couple are Age 65 or Older	"Households with either of a couple is age 65 or older" and "Households with both of a couple are age 65 or older"
Households with Either of a Couple is Age 65 or Older	Households of only one couple where either husband or wife is age 65 or older When the age of either the husband or wife is unknown, the household is not included even if the other is age 65 or older.
Households with Both of a Couple are Age 65 or Older	Households of only one couple where both husband and wife are age 65 or older

Family Type

Ordinary households were classified into the following family types according to the family relationship

between household members and the head of the household.

Classification	Explanations
A. Relatives Households	Two or more persons households consisting of the head of the household and his/her relatives.
B. Households Including Non-relatives	Two or more persons households including any non-relatives of the head of the household
C. One-person Households	Households consisting of one person

Relatives Households were classified as follows according to the relationship between the youngest couple and other household members, in principle.

Classification	Remarks
1. Nuclear families	
(1) A married couple only	
(2) A married couple with their child(ren)	
[1] Couple is main earner	
[2] Child is main earner	
(3) Father with his child(ren)	
[1] Father is main earner	
[2] Child is main earner	
(4) Mother with her child(ren)	
[1] Mother is main earner	
[2] Child is main earner	
2. Relatives households excluding nuclear families	
(5) A couple with their parents	
[1] A couple with husband's parents	
[2] A couple with wife's parents	
(6) A couple with their parent	
[1] A couple with husband's parent	
[2] A couple with wife's parent	
(7) A couple with their child(ren) and parents	1)
[1] A couple with their child(ren) and husband's parents	
[2] A couple with their child(ren) and wife's parents	
(8) A couple with their child(ren) and parent	1)
[1] A couple with their child(ren) and husband's parent	
[2] A couple with their child(ren) and wife's parent	
(9) A couple with relative(s) other than child(ren) and parent(s) e.g.) A household consisting of a couple and the grandmother of the head of the household	
(10) A couple with their child(ren) and relative(s) other than parent(s) e.g.) A household consisting of a couple, and child(ren) without the spouses and the grandmother of the head of the household (Note)	

(11) A couple with their parent(s) and relative(s) other than child(ren)	1)
[1] A couple with husband's parent(s) and relative(s) other than child(ren) e.g.) A household consisting of a couple, and parent(s) and sibling(s) of the head of the household	
[2] A couple with wife's parent(s) and relative(s) other than child(ren)	
(12) A couple with their child(ren), parent(s) and other relative(s)	1)
[1] A couple with their child(ren), husband's parent(s) and other relative(s) e.g.) A household consisting of a couple, and child(ren) without the spouses, parent(s), and the grandmother of the head of the household	(Note)
[2] A couple with their child(ren), wife's parent(s) and other relative(s)	
(13) Brothers or sisters only e.g.) A household consisting of the head of the household without the spouse and his/her brother(s)	(Note)
(14) Relatives households excluding nuclear families not elsewhere classified e.g.) A household consisting of the head of the household without the spouse and his/her grandmother	(Note)

1) Including cases where whether they are the husband's parents or the wife's parents is unknown

Note: The term "without the spouse(s)" means cases where the spouse(s) are not included in the household members.

Annual Income

"Annual income" includes the total annual income (including tax) earned by all household members.

Bonuses and overtime payments, revenue from such assets as rent, interest, dividends and pensions were also included. However, extraordinary revenue, such as inheritance, donations and retirement allowance, were not included.

In the case of self-employed workers, figures for operating income (not sales) excluding purchasing costs, material costs, personnel expenses, and other necessary expenses were used.

Monthly Rent of Household

The amount of monthly rent paid most recently was recorded for ordinary households except those living in owned houses. Deposits, premiums, key money, utility charges and maintenance expenses were not included here.

When one dwelling is jointly rented by multiple households, the amount of monthly rent borne by each household was surveyed.

Charge for Common Services of Household

These refer to the rates for water, electricity, cleaning, etc. for such common areas as corridors, stairs, etc. paid separately from the rent.

When one dwelling is jointly rented by multiple households, the amount of charge for common services borne by each household was surveyed in the same manner as above.

Dwelling Rooms and *Tatami* Units of Dwelling Rooms (Household)

Refer to the Section of "Dwelling Rooms and *Tatami* Units of Dwelling Rooms" for the definition of dwelling rooms.

(1) Dwelling Rooms (Household)

The number of dwelling rooms of a household means the number of rooms used by the relevant household.

Rooms occupied by shared households were excluded from the number of dwelling rooms for the principal household.

(2) Tatami Units of Dwelling Rooms (Household)

The total space of rooms mentioned above was measured in terms of the number of *tatami* units. A *tatami* unit is a Japanese floor mat, rectangular in shape and measuring 90 centimeters by 180 centimeters. Two *tatami* units are equivalent to 3.3 square meters.

Housing Area Standards

Housing area standards have been established as goals of the Basic Plan for Housing (National Plan) (Cabinet Decision, March 2016) to ensure and improve stable housing for people, by setting standards pertaining to housing areas as follows:

Classification	Explanations
Minimum Housing Area Standard	This is the level of housing area that should be attained by every household as a basis absolutely essential for healthy and cultural living depending on the number of household members.
Targeted Housing Area Standard	This is the level of housing area that should be attained by every household as a prerequisite for realizing comfortable housing conditions in response to varied lifestyles depending on the number of household members.
For Urban Area	This standard is for dwellings in apartment houses in the central and surrounding areas of cities.
For Rural Area	This standard is for detached houses in the suburbs of cities and in general non-urban areas.

This housing area standards indicate several criteria regarding housing area according to the size (number of members) of households reflecting various household compositions, as a prerequisite for fulfilling the basic functions of housing performance levels (as set forth in Annex 1 of the Basic Plan for Housing). These standards may not apply to housing used by one-person households for comparatively short periods and apartments having common-use kitchens and/or bathrooms of appropriate size.

Based on the standards indicated in the Basic Plan for Housing, required areas and methods of judging whether the standard levels are satisfied were classified as follows in this survey.

Areas on Housing Standard

Classification	Explanations
Areas on Minimum Housing Standard	Two or more persons households 10 m ² × number of household members + 10 m ² (Note 1 & Note 2)
	One-person households 25 m ² 18 m ² for persons up to age 29

Areas on Targeted Housing Standard		
For Urban Area (Apartments)	Two or more persons households	$20 \text{ m}^2 \times \text{number of household members} + 15 \text{ m}^2$ (Note 1 & Note 2)
	One-person households	40 m^2 37 m^2 for persons up to age 29
For Rural Area (Other than apartments)	Two or more persons households	$25 \text{ m}^2 \times \text{number of household members} + 25 \text{ m}^2$ (Note 1 & Note 2)
	One-person households	55 m^2 50 m^2 for persons up to age 29

Note 1: For counting the number of household members, a child up to age 2 is counted as a 0.25 person, a child age 3-5 as a 0.5 person, and a child age 6-9 (under 10) as a 0.75 person. However, if the total number of household members does not reach two persons, the household shall be deemed having two members. Any person whose age is unknown shall be counted as one person.

Note 2: If the number of household members (with the number counted accordingly in case Note 1 applies) exceeds four persons, 5% of the areas shall be deducted from those indicated.

Method of Judging Whether the Standard Levels are Satisfied

Classification		Method of Judgment
Exceeding Minimum Housing Area Standard	Two or more persons households	The housing area is not smaller than the areas on minimum housing standard.
	One-person households	Any of the following conditions is satisfied: (i) A person up to age 29 having a kitchen used with own household and <i>tatami</i> units of dwelling room of 4.5 <i>tatami</i> units or more (ii) A person up to age 29 having a kitchen shared with other household and <i>tatami</i> units of dwelling room of 6.0 <i>tatami</i> units or more (iii) A person age 30 or older having area of floor space of 25 m^2 or more
Targeted Housing Area Standard		
Exceeding Targeted Housing Area Standard for Urban Areas (Apartments)	Two or more persons households	The housing area is not smaller than the areas on targeted housing standard for urban areas.
	One-person households	Any of the following conditions is satisfied: (i) A person up to age 29 having a kitchen used only for cooking and <i>tatami</i> units of dwelling room of 10.5 <i>tatami</i> units or more (ii) A person up to age 29 having a kitchen other than one used only for cooking (a kitchen also used as a dining room, dining room and living room, or for other purposes, or a kitchen shared with other household) and dwelling rooms totaling 12.0 <i>tatami</i> units or larger (iii) A person age 30 or older having area of floor space of 40 m^2 or more

Exceeding Targeted Housing Area Standard for Rural Areas (Other than apartments)	Two or more persons households	The housing area is not smaller than the areas on targeted housing standard for rural areas.
	One-person households	Any of the following conditions is satisfied: (i) A person up to age 29 having a kitchen used only for cooking and <i>tatami</i> units of dwelling room of 15.0 <i>tatami</i> units or more (ii) A person up to age 29 having a kitchen other than one used only for cooking (a kitchen also used as a dining room, dining room and living room, or for other purposes, or a kitchen shared with other household) and dwelling rooms totaling 16.5 <i>tatami</i> units or larger (iii) A person age 30 or older having area of floor space of 55 m ² or more

Main Earner of the Household

The main earner refers to the person who is mainly responsible for earning the livelihood for his/her household.

In case the household lives on remittances obtained from other households, etc., one household member was deemed a representative and the main earner, for the sake of convenience.

Employment Status

Main earners were classified in the categories shown below.

Classification	Explanations
Self-employed Workers	
In Agriculture, Forestry or Fishery	Persons who operate a farm, forestry or fisheries business on their own.
In Commerce, Industry, etc.	Persons who operate a business other than in agriculture, forestry or fisheries on their own. Included here are the owners of private stores and factories, and those engaged in a business requiring specialized techniques or knowledge (e.g., physicians, lawyers, writers, painters, certified public accountants). Handicraft workers who work at home are also included in this category.
Employees	
Employees of a Company, Association, Public Corporation or of an Individual	Workers who are regularly employed (as company employees, association members, store clerks, etc.) by companies, public corporations such as the Urban Renaissance Agency (UR) or other corporations, associations or individuals, and receive wages and salaries. Executives such as company or public corporation presidents, managing directors and directors are also included in this category.
Government	Employees who are regularly employed in central or local government offices and receive wages and salaries.

Temporary Employee of Worker-dispatching Office	Dispatched worker from temporary labor agency based on "Act for Securing the Proper Operation of Worker Dispatching Undertakings and Improved Working Conditions for Dispatched Workers".
Part Time Worker, Side Worker, etc.	<ul style="list-style-type: none"> • "Part-time worker", "Arbeit (temporary worker)" and "contract employee or entrusted employee" according to what they are called at their workplaces. • "Contract employee" employed based on a contract for a fixed term for engaging in specialized work, or "temporary employee" or worker called by a similar title at the workplace, irrespective of working conditions or employment terms.
Without Occupation	
Student	Persons who have no job and mainly attend school.
Others	Persons who live on remittances from relatives, unemployment insurance benefits, livelihood assistance money, pensions, revenue from assets, etc.

Commuting Hours

"Commuting hours" refers to the total amount of time required for self-employed workers and employees to commute (one way) from their domicile to their place of work by bus, train or other usual form of transportation, including the amount of time spent walking.

In the case of farmers, foresters and fishermen who work in their own fields, forests, and aboard fishing boats, and in the case of self-employed carpenters, plasterers, peddlers, and others who travel various distances for their work, the time spent for commuting was taken as "own dwelling/rooming-in" for the sake of convenience.

Year of Last Move

The survey recorded the year of relocation to the present dwelling.

In case the present house was rebuilt on the same site after the respondent had moved in, the year of initial relocation to the site was used.

In case the main earner of the household had been living in the house since birth, the year of birth was used.

Place of Previous Residence

With regard to main earners of the households whose years of last move were January 2014 or later, places of previous residence were classified as follows. The 23 *ku* in Tokyo were treated as one *shi*.

Classification	Explanations
The Same <i>Shi, Ku, Machi</i> or <i>Mura</i>	Cases where the previous dwelling was located in the same <i>shi, ku, machi</i> or <i>mura</i> as that of the present dwelling. (In a different place in the same <i>shi</i> , in the case of 21 Major Cities)
The Same <i>Ku</i>	Cases where a main earner lives in any of the 21 Major Cities and the previous dwelling was located in a different place in the same <i>ku</i> as that of the present dwelling.
Other <i>Ku</i> in Same <i>Shi</i>	Cases where a main earner lives in any of the 21 Major Cities and the previous dwelling was located in a different <i>ku</i> in the same <i>shi</i> as that of the present dwelling.

Other <i>Shi, Ku, Machi</i> or <i>Mura</i> in Same Prefecture	Cases where the previous dwelling was located in a different <i>shi, ku, machi</i> or <i>mura</i> in the same prefecture as that of the present dwelling.
Another Prefecture	Cases where the previous dwelling was located in a different prefecture from that of the present dwelling.
Outside Japan	Cases where the previous residence was in a foreign country were included here.

Note: 21 Major Cities refer to *ku*-area of Tokyo and cities designated by Cabinet Order.

Type of Previous Residence

With regard to main earners of the households whose years of last move were January 2014 or later, types of previous residence were classified as follows.

Classification		Explanations
Lived in Relatives' Houses		For cases where the person resided in the homes of parents or other relatives.
Lived in Owned Houses		See the Section of "Tenure of Dwelling".
Lived in Rented Houses	Lived in Rented Houses Owned by Local Government	
	Lived in Rented Houses Owned by Urban Renaissance Agency or Public Corporation	
	Lived in Rented Houses Owned Privately	
	Lived in Issued Houses	
Lived in Shared Houses or Employer's Houses		For cases where the person lived in shared houses or employer's houses.
Lived in Dormitories		For cases where the person lived in a dormitory of a company, school, etc.
Others		For cases where the person lived in a building other than a dwelling not classified elsewhere, such as a hospital, school, hotel or factory.

Tatami Units of Dwelling Rooms of Previous Residence

With regard to main earners of the households whose years of last move were January 2014 or later, the total *tatami* units of dwelling rooms in previous owned houses or rented houses were surveyed.

Domicile of the Main Earner's Children

The residence of a child or children of the main earner were classified as follows. When the main earner has two or more children residing in different places, the child residing in the nearest place was recorded in this survey.

Children here include not only single ones but also married ones and their spouses.

Classification	Remarks
Have Children	
Living Together (Including the Same Area or Household)	The case a child or children living in the same dwelling; the case a child or children living in a different household located in the same building of the apartment; or the case a child or children living in a different building located in the same site.
Living within 5-minute Walk	
Living Less than 15-minute	"15 minutes (one way)" and "1 hour away (one way)" refer to the time required for the transport typically used for commuting.
Living at a Place of Less than 1 Hour	
Living 1 Hour or More Away	
No Children	

« Dwelling Environment and Type of City Planning-related Terms »

Width of Road Abutting on the Site

An inquiry was made about the width and condition of paved roads abutting on the site of the housing unit.

The width includes those of sidewalks and gutters, and when there are two or more abutting roads, the widest one should be mentioned.

If the site of the housing unit only abuts on a vacant lot or park but not on any road, or if the site only borders a road for a length less than 2 meters, then it should be defined as "not abutting on". However, if the site is adjacent to open ground such as a station square, such ground should be provisionally regarded as a road 10 meters in width or wider for the sake of convenience.

Kind of City Planning Areas

Based on the kind of city planning area, enumeration districts for this survey were classified as follows:

Classification		
A. City Planning Area	a. Undivided City Planning Area	Urbanization Promotion Area 1)
		Urbanization Control Areas
	b. Non-undivided City Planning Area	Use District 1)
		Other than Use District
B. Areas Other than City Planning Area	c. Quasi-city Planning Area	Use District
		Other than Use District
	d. Other than Quasi-city Planning Area	

1) Including areas where Use Districts are not established.

In case of areas falling under "Urbanization promotion area in Undivided city planning area", "Use district in Non-undivided city planning area" or "Use district in Quasi-city planning area", the relevant use districts were classified as shown below.

Any enumeration district falling into two or more classification groups was included in the group with the smaller number.

Classification		
1. Industrial Area	(1) Industrial Area A	[1] Exclusively Industrial District
		[2] Exclusively Industrial District with Others
		[3] Industrial District
		[4] Industrial District with Others
	(2) Industrial Area B	[5] Quasi-industrial District
		[6] Quasi-industrial District with Others

2. Commercial Area	(1) Commercial Area A	[7] Commercial District
		[8] Commercial District with Others
	(2) Commercial Area B	[9] Neighborhood Commercial District
		[10] Neighborhood Commercial District with Others
3. Residential Area	(1) Residential District	[11] Quasi-residential District
		[12] Category 2 Residential District
		[13] Category 1 Residential District
		[14] Residential District Category 1 and Category 2
		[15] Residential District with Others
	(2) Exclusively Medium-high Residential	[16] Category 2 Exclusively Medium-high Residential
		[17] Category 1 Exclusively Medium-high Residential
		[18] Exclusively Medium-high Residential Category 1 and Category 2
		[19] Exclusively Medium-high Residential with Others
	(3) Exclusively Low-story Residential	[20] Category 2 Exclusively Low-story Residential
		[21] Category 1 Exclusively Low-story Residential
		[22] Exclusively Low-story Residential Category 1 and Category 2

Legal Building Coverage Ratio of Enumeration Districts

The legal building coverage ratio of enumeration districts were classified based on the type of city planning area.

An enumeration district extending beyond two and more categories, however, was classified as the dominant category.

An enumeration district not covered by the city planning area was classified as "Not specified".

Legal Floor Space Ratio of Enumeration Districts

The legal floor space ratio of enumeration districts were classified in accordance with the Building Standards Law, based on the type of city planning area.

An enumeration district extending over two and more areas, however, was included in the dominant area.

An enumeration district not covered by the city planning area was classified as "Not specified".

Situation of Public Sewer

An enumeration district in a sewerage treatment area was included in "Connected to public sewer". In other cases, enumeration districts were included in "Not connected to public sewer".

Distance to the Nearest Medical Facilities

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest medical facilities.

Distance to the Nearest Park

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest park.

Distance to the Nearest Public Hall/Meeting Place

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest public hall or meeting hall.

Distance to the Nearest Emergency Refuge Site

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest emergency refuge site.

Distance to the Nearest Day Services Center for the Aged

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest day services center for the aged.

Distance to Road 6 meters in Width or Wider

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to a road 6 meters in width or wider.

Distance to the Nearest Post Office or Bank

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest post office or bank.

Distance to the Nearest Railroad Station or Bus Stop

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest railroad station or bus stop.

Distance to the Nearest Nursery

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest nursery.

Distance to the Nearest Elementary School

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest elementary school (excluding private schools).

Distance to the Nearest Junior High School

Enumeration districts were classified according to the shortest distance along the road, from the central point of the enumeration district to the nearest junior high school (excluding private schools).

«Owned Dwellings Other than Present Dwelling»

Owned Dwellings Other than Present Dwelling

"Owned dwelling other than present dwelling" is defined as a dwelling owned (include the case of share) other than the dwelling or the building other than a dwelling currently occupied by the ordinary household.

The term "owned" here refers to the case where a household member pays fixed asset tax for the relevant dwelling, irrespective of whether it has been registered or not. A dwelling to be inherited by a household member for which procedures for inheritance were underway was also included as an owned dwelling.

However, dwellings with temporary occupants only, which have no usual residents but are used only in the daytime or used by several persons on a rotating basis, and dwellings under construction were excluded.

Main Use of Additional Dwellings

"The main uses of owned dwellings other than present dwellings" were classified as follows:

Classification	Explanations
Occupied Dwellings	Dwellings which have usual residents.
For Relatives	Dwelling occupied by a relative who does not share the dwelling or livelihood.
For Rent	Dwellings being rented or owned for rent wherein a household resides. Holiday rental homes were included here, for the sake of convenience.
For Sale	Dwellings for sale wherein a household resides. For example, a dwelling still occupied by a household due to such reasons as that a dwelling which the household intends to move into is not yet completed.
Others	Dwellings other than those mentioned above wherein a household resides. For example, a dwelling to be destroyed or transferred for free that is still occupied by a household due to such reasons as that a dwelling which the household intends to move into is not yet completed.
Unoccupied Dwellings (Vacant)	Dwellings which have no usual residents and have been vacant.
As Second Dwellings or Villas	Dwelling that is used occasionally, such as after late-night work, or used to escape the hot or cold weather and for relaxation during weekends and vacations.
For Rent	Dwellings owned for rent wherein no households reside.
For Sale	Dwellings for sale wherein no households reside.
Others	Dwellings other than those mentioned above wherein no households reside. For example, a household not inhabited for a long time due to transference and a dwelling without purpose of use.

Vacant Dwelling Owned by Household

This refers to an owned dwelling other than present dwelling whose main use falls under "Others" in the category of "Unoccupied Dwellings (Vacant)".

When a household member owns multiple vacant dwellings, the tenure state (location, type of building, method of acquisition, year of construction of dwelling, and duration of vacancy) was surveyed for three dwellings from the one for which the duration of vacancy was the longest.

Location of Vacant Dwelling Owned by Household

Locations of vacant dwellings owned by households were classified as follows:

Classification	Explanations
Same Municipality as Present Dwelling	The owned vacant dwelling is located in the same <i>shi, ku, machi</i> or <i>mura</i> as that of the dwelling currently occupied by the household.
Same Prefecture	The owned vacant dwelling is located in the same prefecture as that of the dwelling currently occupied by the household.
Other Prefecture	The owned vacant dwelling is located in a prefecture other than that of the dwelling currently occupied by the household.

Type of Vacant Dwelling Owned by Household

Types of vacant dwellings owned by households were classified as follows:

Classification	Explanations
Detached Houses	See the Section of "Type of Building".
Tenement-houses	
Apartments	
Others	

Method of Acquisition of Vacant Dwelling Owned by Household

Methods of acquisition of vacant dwellings owned by households were classified as follows:

Classification	Explanations
Newly Built or Rebuilt	Cases where the resident has constructed a newly acquired house on new ground or ground where a building other than a dwelling had been constructed and subsequently removed for the purpose of new construction.
Purchased Newly Built Houses	Cases where the respondent purchased a newly constructed, ready-built house or a house and lot subdivided from a larger lot.
Purchased Used-houses	Cases where the resident purchased a used house previously inhabited by another household or a house having been rented from others.
Inheritance or Grant	Cases where the resident obtained a house from their parents, etc. by inheritance or grant.
Others	Cases other than those mentioned above.

Year of Construction of Vacant Dwelling Owned by Household

See the Section of "Year of Construction".

Duration of Vacancy of Vacant Dwelling Owned by Household

The period from the time when the dwelling became unoccupied.

《Owned Land Other than the Site of Present Dwelling》

Owned Land Other than the Site of Present Dwelling

"Owned land other than present dwelling" is defined as land (including farmland/mountain/forest, residential land lots, commercial land lots, plains, wilderness, ponds and swamps) owned other than the site for the dwelling currently occupied by the household and site(s) for buildings other than dwellings.

The term "owned" here refers to the case where a household member pays fixed asset tax for the relevant land, irrespective of whether it has been registered or not. Land to be inherited by a household member for which procedures for inheritance were underway was also included as owned land.

When a household member owns multiple pieces of land other than the site of present dwelling, the details (location and area of the land) were surveyed for three parcels for dwelling sites and for two municipalities for farmland and mountain/forest, both from the one whose area was the largest.

Owned land other than the site of present dwelling was classified as follows:

Classification	Explanations
Dwelling Site, etc. (Excluding Farmland and/or Mountain/Forest)	Land other than farmland or mountain/forest. In addition to residential land lots and commercial land lots, plains, wilderness, ponds and swamps were included.
Farmland	Land used as fields of rice and other crops, orchard, or pastureland. Resting rice fields ready to be cultivated or where the owner had an intention to cultivate were included, while abandoned fields were excluded.
Mountain/Forest	

Tenure Lots of Owned Land Other than the Site of Present Dwelling

Regarding the number of tenure such as dwelling site, etc., one lot in succession was compiled as one unit. However, even if the lots in succession consists two or more lots of different types of tenure, each lot of a different type of tenure is compiled as one case.

In the case of farmland/mountain/forest, the land was compiled as one case for each *shi*, *ku*, *machi* and *mura* where the land owned is located.

Location of Owned Land Other than the Site of Present Dwelling

Locations of owned land other than the site of present dwelling were classified as follows:

Classification	Explanations
Same Municipality as Present Dwelling	The owned land is located in the same <i>shi</i> , <i>ku</i> , <i>machi</i> or <i>mura</i> as that of the dwelling currently occupied by the household.
Same Prefecture	The owned land is located in the same prefecture as that of the dwelling currently occupied by the household.
Other Prefecture	The owned land is located in a prefecture other than that of the dwelling currently occupied by the household.

Tenure Size of Owned Land Other than the Site of Present Dwelling

Area of each case of owned land other than the site of present dwelling.

In the case of land jointly held with members of another household or a corporation, etc., the area of the portion held by the household member was considered as the tenure size.

Tenure Type of Dwelling Site, etc. Other than Site of Present Dwelling

"The tenure type of dwelling site, etc. other than site of present dwelling" was classified as follows:

Classification	Explanations
Household Members Only (Including the Head of Household)	Cases where the holder of the title deed is a member of the household and cases where the joint holders of the title deed are members of the household (including head of household).
Jointly with Members of Other Household and/or Corporation	Cases where the joint holders of the title deed are members of the household and members of another household (such as a relative, friend, acquaintance or colleague who does not share the dwelling or livelihood) and/or a company, corporation, etc.

Method of Acquisition of Dwelling Sites etc. Other than Site of Present Dwelling

"The method of acquisition of dwelling site, etc. other than site of present dwelling" was classified as follows:

Cases where the dwelling site, etc. was purchased were classified according to the entity from which the dwelling site, etc. was directly purchased rather than the agent.

Classification	Explanations
Purchased from Central or Local Government	Purchase of a dwelling site, etc. owned by the central or a local government.
Purchased from a Company, Urban Renaissance Agency or Public Corporation	Purchase of a dwelling site, etc. owned by a general company or a dwelling site, etc. owned by the Urban Renaissance Agency (UR), or housing supply corporations, housing associations or development corporations of prefectures or municipalities.
Purchased from an Individual	Purchase of a dwelling site, etc. previously owned by an individual.
Acquired by Inheritance or Grant	Acquisition of a dwelling site, etc. by inheritance or grant.
Others	Other than the above-mentioned cases, purchase as an equivalent exchange for land or purchase of land owned by an organization other than a corporation.

Year of Acquisition of Dwelling Site, etc. Other than Site of Present Dwelling

"The year of acquisition of dwelling site, etc. other than site of present dwelling" is defined as the year when the respondent purchased, donated, or inherited the dwelling site, etc.

In cases where a rented dwelling site, etc. was purchased, the year of purchase was recorded.

Use of Dwelling Site, etc. Other than Site of Present Dwelling

"The use of dwelling site, etc. other than site of present dwelling" was classified as follows:

Classification		Explanations	
Land for Dwelling and Business	Used Mainly as a Building Site	Detached House Used Exclusively for Living	Detached houses built solely for the purpose of living.
		Detached House Used Also for Commerce or Other Purpose	Detached houses built with a dwelling portion and a portion with facilities for business purposes, such as a shop, workshop or office.
		Apartments and Tenement-houses	Apartments, condominiums, tenement houses, terrace houses, etc.
		Office/Shop	Offices, business establishments, stores, restaurants, coffee shops, etc.
		Factory/Warehouse	Factories, workshops, mining stations, warehouses, storehouses, etc. (Including buildings used as a material yard)
		Building-type Parking	Buildings used only as parking garages (including elevator-type and gondola-type parking towers) composed of more than one story and having a roof, pillars, walls, etc. One-story parking garage buildings that have a solid construction, including a roof, pillars, walls, etc., are also included.
		Other Building	Buildings other than the above.
	Used Mainly for Purposes Other than Building Site	Outdoor Parking Place	Used as an outdoor parking lot (no building).
		Material Yard	Used as a material yard (no building).
		Place for Sports or Recreation	Land mainly used for sporting and leisure purposes (e.g., as playgrounds, tennis courts, golf courses, parks).
		Used for Other Purposes	Roads, kitchen gardens, and other cases where no building is constructed and use of the site is not covered by any of the above categories.
	Not Used (Vacant Lot)		Land for dwelling or business not being used for any particular purposes
	Others (Wilderness, etc.)		Land other than that for dwelling or business not being used for any particular purposes (including wilderness, ponds and swamps)

Main User of Dwelling Site, etc. Other than Site of Present Dwelling

With regard to dwelling sites, etc. owned in addition to present dwelling sites that are used mainly as a building site or for other purposes, main users were classified as follows.

The term "user" here refers to a person or a company, etc. that continuously uses the relevant land.

Classification	Explanations
Used by his/her Household	Cases where the dwelling site, etc. is used by a member of the household.
Used by the Spouse, Parents, etc. Who Does not Share the Dwelling or the Livelihood	Cases where the dwelling site, etc. is used by a spouse, parent, grandparent, child, etc. who does not share the dwelling or livelihood.
Used by Other Household and/or Corporation	Cases where the dwelling site, etc. is used by a relative not listed above (such as an aunt, uncle, nephew, niece or sibling who does not share the dwelling or livelihood), a person other than a relative; a company; a corporation; etc.
No User	For example, a vacant shop that is not used.

Tenure State of Land and/or Dwelling

The "tenure state of land and/or dwelling" were classified as follows:

Classification	Remarks
Owning Site of Present Dwelling	1)
Owning Present Dwelling	1)
Owning Additional Dwellings	2)
Owning Additional Dwelling Site, etc.	
Owning Farmland	
Owning Mountain/Forest	
Owning Additional Dwelling and/or Dwelling Site, etc.	
Owning Additional Dwellings and Farmland and/or Mountain/Forest ^(Note)	
Owning Additional Dwelling Site, etc. and Farmland and/or Mountain/Forest ^(Note)	
Owning Additional Dwelling, Dwelling Site, etc. and Farmland and/or Mountain/Forest ^(Note)	
Not Owning	
Not Owning Present Dwelling	1)
Owning Additional Dwellings	2)
Owning Lands Other than Site of Present Dwelling	
Not Owning	
Not Owning Site of Present Dwelling	1)
Owning Present Dwelling	1)
Owning Dwellings Other than Present Dwellings	2)
Owning Lands Other than Site of Present Dwelling	
Not Owning	

Not Owning Present Dwelling	1)
Owning Dwellings Other than Present Dwellings	2)
Owning Lands Other than Site of Present Dwelling	
Not Owning	

- 1) The term "Owning" refers to the case where a household member is a holder of the title deed (including the case of jointly holding the title deed) registered in the real property register.
- 2) The term "Owning" refers to the case where a household member pays fixed asset tax for the relevant dwelling or land, irrespective of whether it has been registered or not. A dwelling or land to be inherited by a household member for which procedures for inheritance were underway was also included as owned dwelling or land.

Note: "Farmland/Mountain/Forest" means "Farmland or Mountain/Forest".

《Areas》

Major Metropolitan Areas, Metropolitan Areas

"Major Metropolitan Areas" and "Metropolitan Areas" have been established for the purpose of forming broad urbanized areas across the administrative boundary, and consist of "central city(ies)" and "surrounding areas" (*Shi*, *Machi* and *Mura*) that have a high degree of economic and social integration.

The criteria for establishing "central cities" and "surrounding areas" in "Major Metropolitan Areas" and "Metropolitan Areas" are as follows.

(1) Central Cities

- a. The central cities of the major metropolitan areas are Ku-area of Tokyo and the cities designated by the Cabinet Order, namely, Sapporo, Sendai, Saitama, Chiba, Yokohama, Kawasaki, Sagami-hara, Niigata, Shizuoka, Hamamatsu, Nagoya, Kyoto, Osaka, Sakai, Kobe, Okayama, Hiroshima, Kitakyushu, Fukuoka and Kumamoto. In case that two or more central cities are located closely each other, the major metropolitan areas are not established separately but chained together such as Kanto Major Metropolitan Areas (Central cities: Saitama-shi, Chiba-shi, Ku-area of Tokyo, Yokohama-shi, Kawasaki-shi, Sagami-hara-shi) or Kinki Major Metropolitan Area (Central cities: Kyoto-shi, Osaka-shi, Sakai-shi, Kobe-shi).
- b. The central cities of the metropolitan areas are the cities with population of 500,000 or more which are not included in the major metropolitan areas.

(2) Surrounding Areas (*Shi*, *Machi* and *Mura*)

The surrounding area is defined as consisting of *Shi*, *Machi* and *Mura* which satisfy the following condition:

- i) The number of resident workers and students 15 years of age and over commuting to the central cities is 1.5 percent or more of its total resident population, and
- ii) It is contiguous to the central cities.

An exception is an area where the number of resident workers and students 15 years of age and over commuting to the central cities is less than 1.5 percent but which is surrounded by the areas that satisfy the criteria of the "surrounding area". Such an enclosed area will also be included in the "surrounding area".

Major Metropolitan Areas (M.M.As)	Central cities
Sapporo M.M.A.	Sapporo-shi
Sendai M.M.A.	Sendai-shi
Kanto M.M.A.	Saitama-shi Chiba-shi Ku-area of Tokyo Yokohama-shi Kawasaki-shi Sagamihara-shi
Niigata M.M.A.	Niigata-shi
Shizuoka, Hamamatsu M.M.A.	Shizuoka-shi Hamamatsu-shi
Chukyo M.M.A.	Nagoya-shi
Kinki M.M.A.	Kyoto-shi Osaka-shi Sakai-shi Kobe-shi
Okayama M.M.A.	Okayama-shi
Hiroshima M.M.A.	Hiroshima-shi
Kitakyushu, Fukuoka M.M.A.	Kitakyushu-shi Fukuoka-shi
Kumamoto M.M.A.	Kumamoto-shi

Metropolitan Areas (M.As)	Central cities
Utsunomiya M.A.	Utsunomiya-shi
Matsuyama M.A.	Matsuyama-shi
Kagoshima M.A.	Kagoshima-shi

Range of Distance

"Range of distance" located within every 10 km range of distance divided by concentric circles forming about each municipal office of three major cities, Tokyo (the former metropolitan government office), Osaka and Nagoya. As the radius of the largest concentric circle, a 70 km radius was used for Tokyo while 50 km radius for Osaka and Nagoya respectively.

"Range of distance" consists of basic unit blocks, and each basic unit block is included in the appropriate "Range of distance" according to the distance from each municipal office to the central point of the basic unit block.