

OUTLINE OF THE 2013 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.

The Housing and Land Survey conducted in 2013 investigated the living environment behind dwellings, dwelling performance including quake resistance, fire-safety and energy conservation, and effective land use, as well as housing stock, 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 Survey expanded its scope to include actual conditions of moving and construction due to the Great East Japan Earthquake.

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 2013 Survey marks the fourteenth of its kind.

2. Legal Basis of the Survey

The 2013 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 Survey Regulations (Prime Minister's Office Order No.41 of 1982).

3. Date of the Survey

The 2013 Housing and Land Survey was conducted as of October 1, 2013.

4. Area Coverage of the Survey

In the 2013 Housing and Land Survey, about one-fifth of the enumeration districts of the 2010 Population Census on a national average was sampled, and approximately 210,000 unit districts (hereinafter referred to as "enumeration unit districts") were selected from among those demarcated in the enumeration districts as of February 1, 2013.

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:
Naraha-machi, Tomioka-machi, Ookuma-machi, Futaba-machi, Namie-machi, Katsurao village, Iitate village
- Some part of the following districts are excluded:
Tamura City, Minamisoma City, Kawamata-machi, Hirono-machi, Kawauchi village

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 3,500,000 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, reformatories, detention homes, women's shelters, and illegal immigrant detention centers
- (4) Camps and other facilities of the Self-Defense Forces
- (5) Camps and other facilities used by the U.S. Army

6. Topics to be Investigated

By using Questionnaires A and B that were distributed to households, and Building Survey sheets filled out by the enumerators, the 2013 Housing and Land Survey investigated the following topics:

Topics Investigated in all unit districts in common

- (1) On buildings
 - a. Number and area of dwelling rooms (in units of *tatami* mats)
 - b. Tenure of dwelling
 - c. Site area
 - d. Tenure of site
- (2) On dwellings
 - a. Construction materials
 - b. Situation of dilapidation
 - c. Stories of building
 - d. Type of building
 - e. Type of dwelling
 - f. Total number of dwellings in the building
 - g. Year of construction
 - h. Area of floor space
 - i. Building area
 - j. Situation of house/ground rent
 - k. Situation of facilities
 - l. Situation of enlargement or remodeling, or refurbishing work
(Including repair work related to the Great East Japan Earthquake)
 - m. Type of dwellings without any occupants
- (3) On households
 - a. Name of head or representative of household
 - b. Type of household
 - c. Number of household members
 - d. Annual income of household
- (4) On main earner or head of household
 - a. Employment status
 - b. Commuting time
 - c. Situation of moving due to the Great East Japan Earthquake
 - d. Year of last relocation
 - e. Previous residence
 - f. Situation of children
- (5) On dwelling environment
- (6) On ownership of land other than present residence

Topics Investigated in unit districts for Questionnaire B only

- (7) On housing and land other than present residence
 - a. Tenure of housing and land
 - b. Location
 - c. Area
 - d. Use

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 2013 Housing and Land Survey. 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, 2013.

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

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 were completed by the head (or representative) of the household, while some parts were filled out by the enumerator during an interview. For vacant dwellings, the enumerators completed their sections of the questionnaire (except for “type of household”) by investigating the exterior of the dwelling.

8. Tabulation and Publication

The completed questionnaires of the 2013 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.

Tabulations were made simultaneously in two stages: tabulation of the tentative results for an Interim report, and tabulation using the full samples. The results will be released on the Internet and in a series of reports.

In addition to the “2013 Housing and Land Survey of Japan, Interim Report,” the final tabulation results will be published in three reports: “Volume 1: Results for Japan,” “Volume 2: Results for Prefectures” and “Volume 3: Results for Major Metropolitan Areas, Metropolitan Areas and Range of Distance.”

It should be noted that the figures in this Interim report may differ from the final results.

There are two types of tabulation the results for items peculiar to Questionnaire A and B, Building Survey sheets; and the results for items peculiar to Questionnaire B, and Building Survey sheets. <L> in the table denotes the results for items peculiar to Questionnaire B, and Building Survey sheets.