

For Proactively Preventing Housing Abandonment

Housing Department

As the number of vacant houses increases, it is important not to increase the number of "dilapidated" vacant houses.

Therefore, we are conducting research to quantitatively show that there are cases in which it is more "beneficial" to "properly manage" vacant houses than to "not manage" them, and to promote proactive preventive measures.

Social background and challenges

- The number of vacant houses is increasing under the declining population, and there is a concern about the increase of "dilapidated vacant houses."
- Manpower is insufficient for "after-the-fact" response after becoming dilapidated. It is necessary to strengthen measures to prevent housing abandonment.
- There are 2 problems to be solved for promoting preventive measures. One is for owners, to present specific management actions to appropriately management. The other is for municipalities, to present quantitative demonstration of the expected effects of promoting preventive measures by municipalities.

Research contents

Consideration of minimum-required management levels for Preventing Housing Abandonment.

We organized the contents of management to maintain generally problem-free conditions by surveying and analyzing the contents of vacant houses by owners (management actions, frequency, cost, etc.) and the physical condition of vacant houses (situation of dilapidation, years since construction, surrounding environment, etc.).

It is expected to be used as a reference for specific management by owners when trying to preventing housing abandonment.



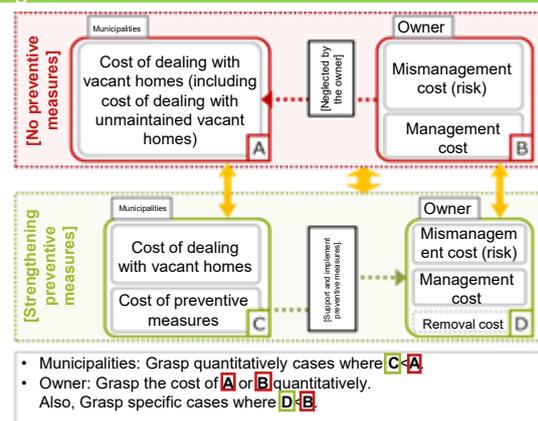
Image of minimum-required management level

Development of a quantitative method to estimate the effects of measures for preventing housing abandonment.

For municipalities and owners of vacant houses, we developed a tool to quantitatively evaluate the effects of preventive measures.

This tool is intended to enable municipalities to consider specific measures for more efficient implementation of vacant house countermeasures, and owners to consider specific management details for appropriate management and utilization of their housing stock.

Case studies using the tool showed followings: For municipalities, it is more advantageous to implement preventive measures. For owners, it is better to appropriately manage or remove vacant houses depending on its use plan.



- Municipalities: Grasp quantitatively cases where **C < A**.
- Owner: Grasp the cost of **A** or **B** quantitatively. Also, Grasp specific cases where **D < B**.

Comparative image of costs, etc. according to whether or not there are preventive measures

By promoting the proper management, utilization, and removal of vacant houses, promote the prevention of mismanagement of vacant houses and contribute to a more comfortable living environment.

☞ See the following for related articles.

- Research on the quantification of the cost of management and countermeasures for vacant houses and effects (p. 109)