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ACTUAL CONDITION OF VACANT HOUSES AND VACANCY OF THE CONDOMINIUM IN JAPANESE LOCAL CITIES' CENTRAL AREAS

Abstract:

In Japan, decline of the central urban area due to the suburbanization of various functions associated with the progress of motorization is posing to be a great challenge. In addition, in recent years, an increase in vacant houses has become an issue all over Japan due to population decrease and the aging population. There is also concern that the number of vacant houses will increase in central urban areas. In this research, we grasped the actual conditions of vacant houses and vacancy of the condominium in central urban areas of 35 local cities in Japan and analyzed location trends in the target 5 cities about vacant houses and 35 cities about vacancy of condominiums. We investigated the vacant houses and vacancy of condominiums in each central urban area and analyzed the location trend of vacant houses and vacancy of condominiums about the following points; "Distance to station", "Road contact condition", "Floor area ratio designation", "Price" and "age of a building". We can mention to the tendency of vacant houses location is the house which is located far from station, have contact with narrow road, and have relatively small building area. About Vacancy of the condominium it is not related with a price but vacancy rate of condominium is high at the condominiums constructed in bubble economy period.

Keywords:

Vacant house, Vacancy of the condominium, Local City, Central urban area

JEL Classification: R21, R31, P21