

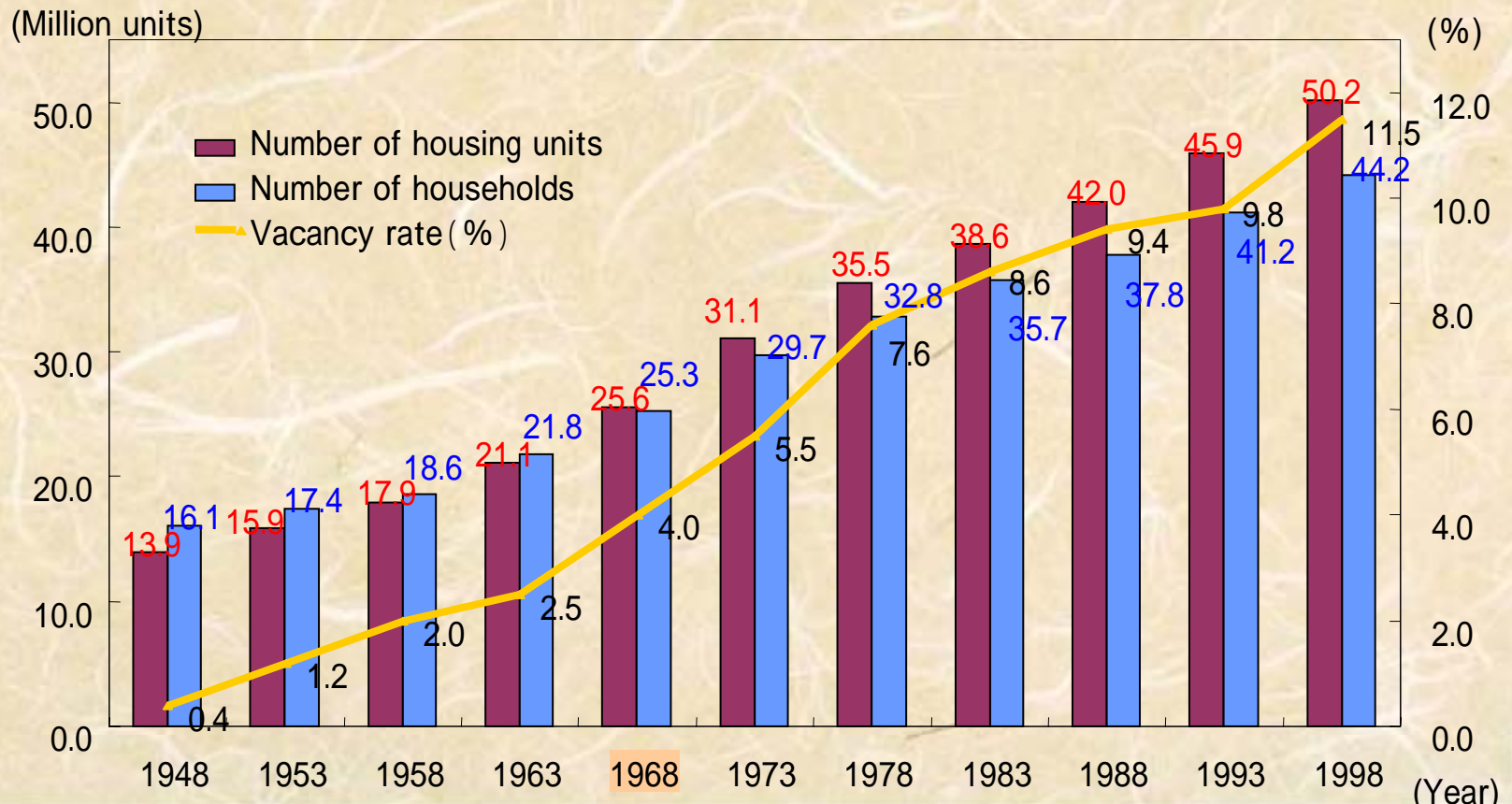
Japanese Policies for Improving Housing Quality

HIROSHI SASAKI

Housing Bureau
Ministry of Land, Infrastructure and Transport

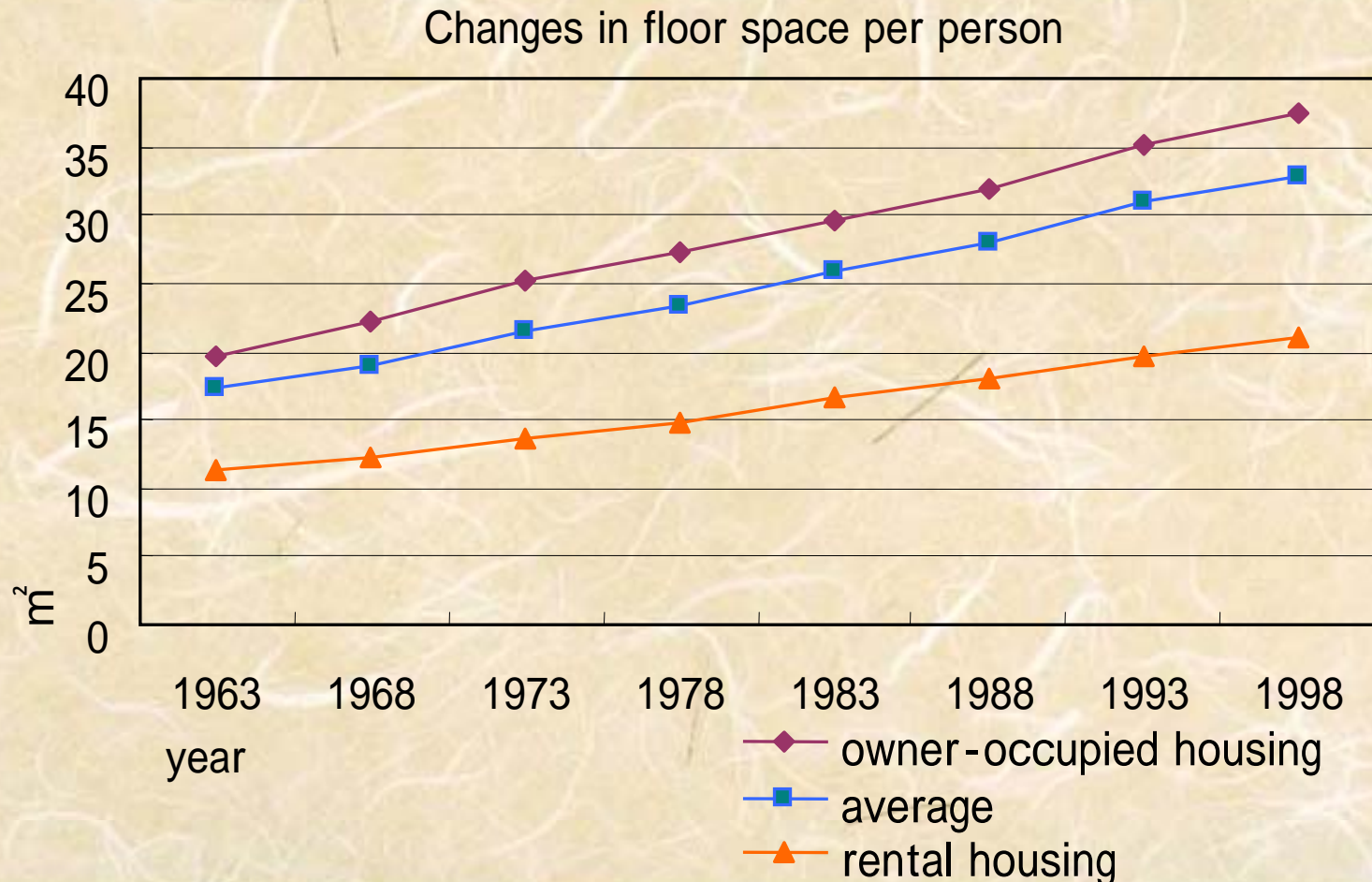
Changes in the number of housing units

- The number of housing units exceeded the number of households in 1968.



Changes in the floor space per person

- The floor space per person has increased every five years since 1963.



New housing-related needs

- The rapid aging of the population
- Elicitation of global environmental problems
- Occurrence of health problems caused by pollution of indoor air quality

Policies for Improving Housing Quality

- The Quality Housing Components Certification System
- Policies related to energy conservation in housing
- The Warranty System for Houses
- Barrier-Free Housing
- The Housing Performance Indication System
- Policies related to indoor environmental problems

The Quality Housing Components Certification System

- This system aims to certify high-quality housing components and to promote their use in order to improve housing quality and to support price stability of housing.
- Housing components are evaluated by the Center for Better Living (CBL) upon application and certified when they meet BL standards.



The Quality Housing Components Certification System

- BL components are insured in two ways.
 - Product warranty insurance, which covers expenses incurred by the manufacturer in providing free repair of flaws and defects.
 - Product liability insurance, which covers compensation expenses arising from accidents attributable to flaws or defects.



Policies related to energy conservation in housing

- The improvement of home heat insulation is effective for energy conservation and prevention of global warming.
- Energy Efficiency Standards under the Act Concerning the Rational Use of Energy and housing loan schemes play a major role in improving home heat insulation.



Policies related to energy conservation in housing

- Preferential treatment by the Government Housing Loan Corporation
 - Dissemination of specifications for housing which meets the Energy Efficiency Standards (EES)
 - Promotion of EES through the provision of larger loans and a lower interest rate
- Requirements and preferential treatment
 - Must meet EES (established in 1980)
compulsory for all housing
 - Must meet revised and strengthened EES (1992)
application for lower interest rate loan
 - Must meet revised and strengthened EES (1999)
application for larger loan

The Warranty System for Houses

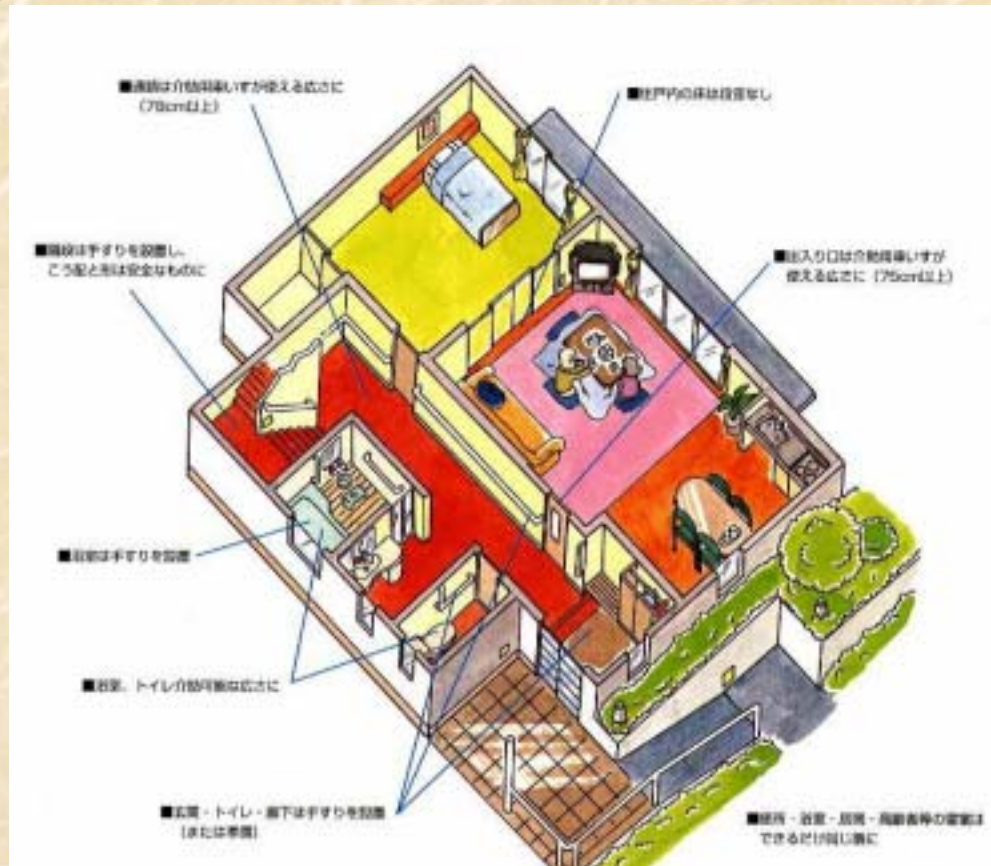
- The Warranty System for Houses is a long-term warranty system, which protects consumers against flaws and defects related to manufacture of housing.
- Object and period of warranty
 - Foundations, floor slabs, walls, roof slabs
(Principal parts necessary for structural strength)
 - · · 10 years
 - Other parts of house · · · 1~2 years

The Warranty System for Houses

- Mechanism of the system
 - Housing constructors are registered as registered agents with the Organization for Housing Warranty (OHW).
 - The registered agents build housing which meets the design and construction standards defined by OHW.
 - OHW executes site inspections of housing units and registers them as warranted housing.
 - OHW issues certificate to registered warranted housing purchasers.
 - Repair and recovery costs of defects are covered by insurance.

Barrier-Free Housing

- In response to the aging of the population, housing measures are taken for elderly people to live comfortably.
- Examples of a design guideline for Barrier-Free Housing
 - No level differences in interior floors
 - Entrances, exits and corridors wide enough for wheelchairs
 - Stairs designed with safe inclines
 - Stairs, bathrooms and toilets with handrails



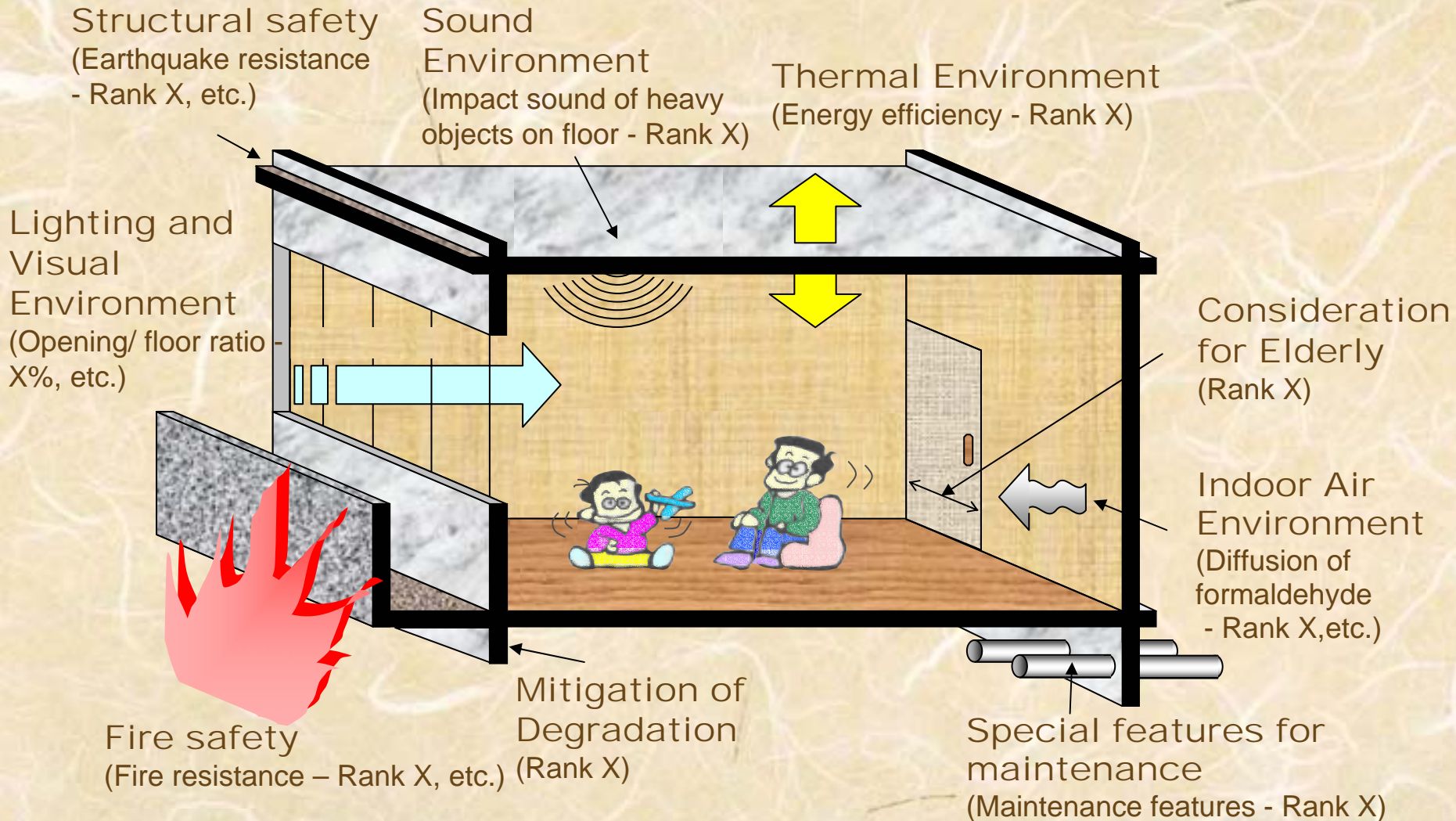
Barrier-Free Housing

- Measures for Barrier-Free Housing
 - Establishment of a design guideline for Barrier-Free Housing
 - Dissemination of a practical guide for Barrier-Free Housing for consumers
 - Pioneering introduction of the design guideline for public housing
 - Promotion through housing loan schemes of the Government Housing Loan Corporation

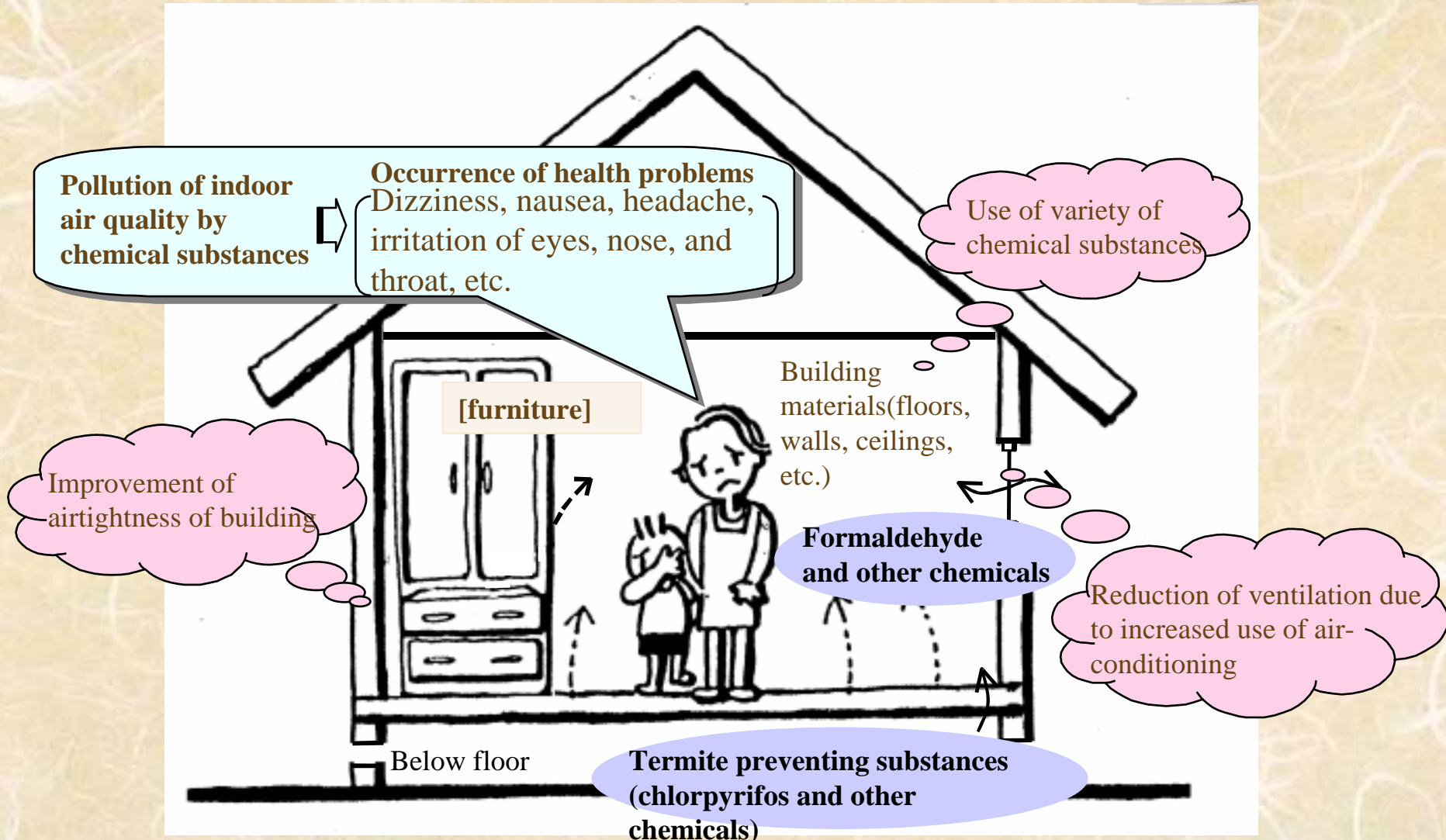
Housing Performance Indication System

- This is a new labeling system introduced in 2000 to evaluate a wide variety of housing performance.
- Third-party organizations carry out objective evaluation of housing performance at request of consumers.
- To ensure that the indicated performance levels are achieved, third-party organizations carry out site inspections of houses.

Evaluation Criteria



Policies related to indoor environmental problems



Policies related to indoor environmental problems

- Introduction of regulations by Building Standard Law.
 - Prohibition of use of building materials which may emit chlorpyrifos.
 - Restriction of use of building materials which may emit formaldehyde, and requirement of installation of ventilation equipment.

The End

Any Questions?