



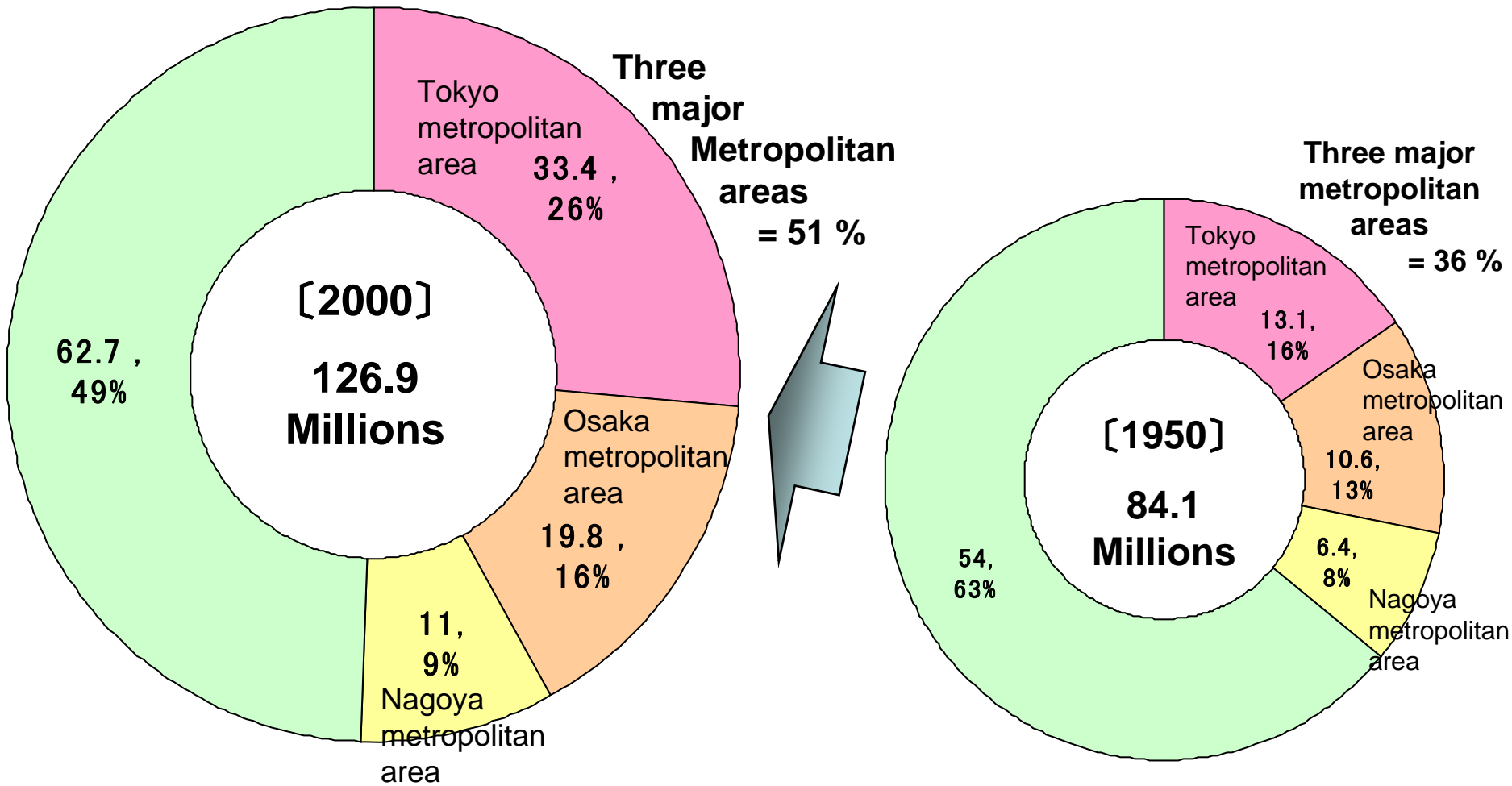
Country Report of Japan

Housing Bureau,
Ministry of Land, Infrastructure and Transport,
Japan

Part 1: Housing Situation and Policy in Japan

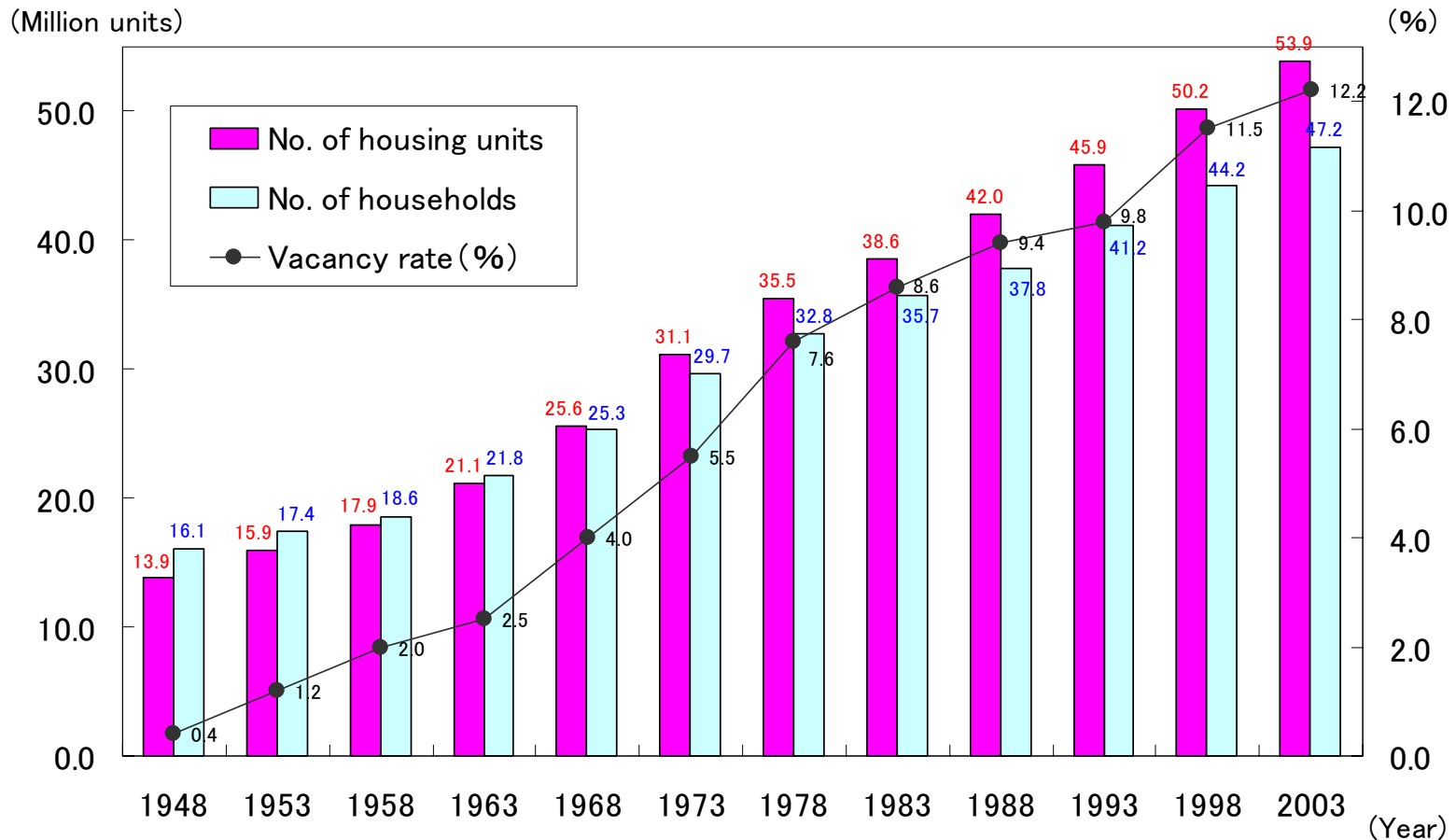
Increase of Population

- In Japan the population soared by about one-half times in this 50-years.
- The concentration rate of population in the three major metropolitan areas increase from 1/3 to 1/2 in this 50-years.



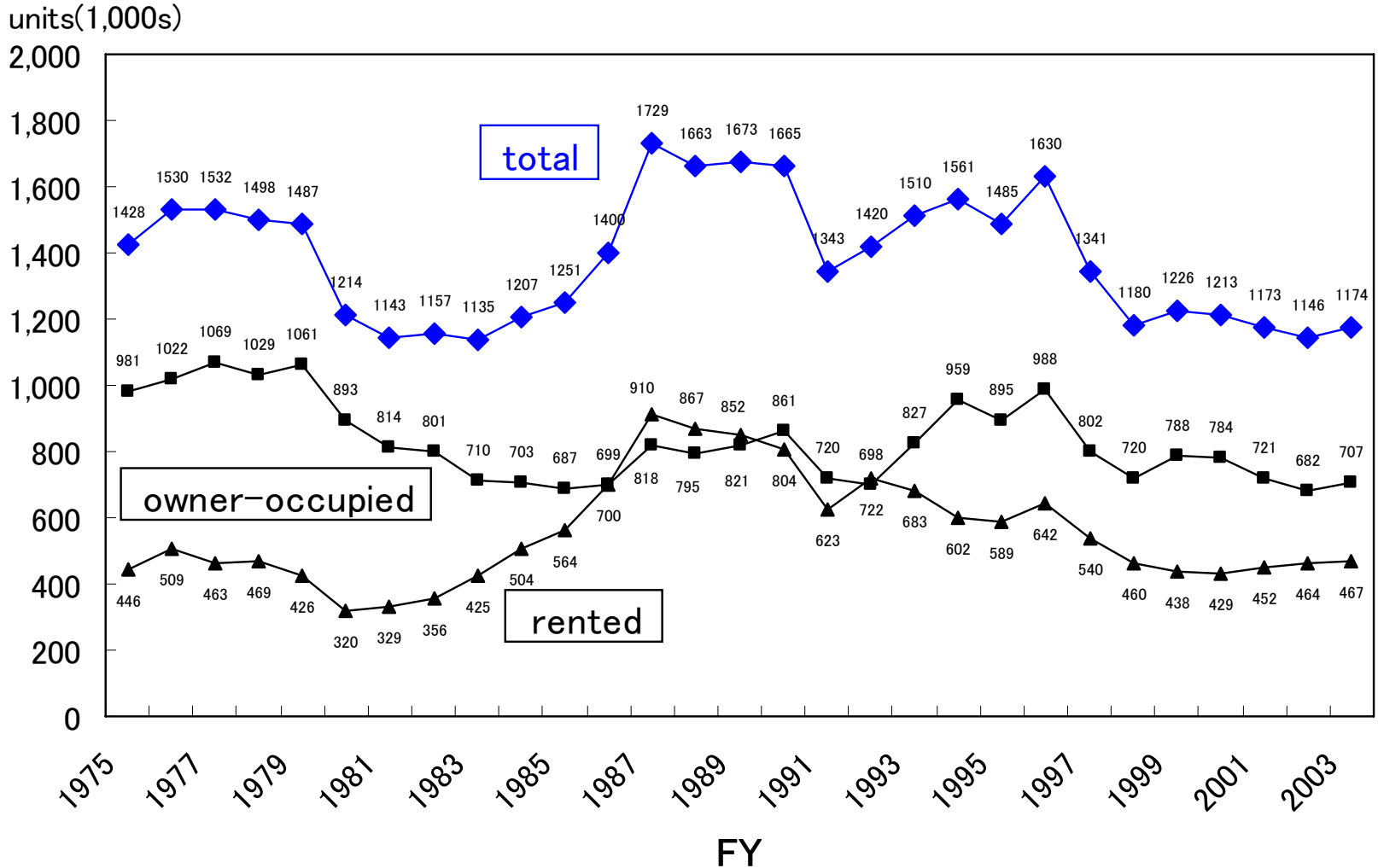
Changes in Number of Housing Units and Number of Households

- The shortage of housing immediately following WWII, estimated at 4.2 million units, was rapidly eliminated thereafter, and in 1968 the total number of housing units exceeded the number of households. In 1993, the total number of housing units reached 1.1 times the number of households.



Changes in Number of Housing Starts

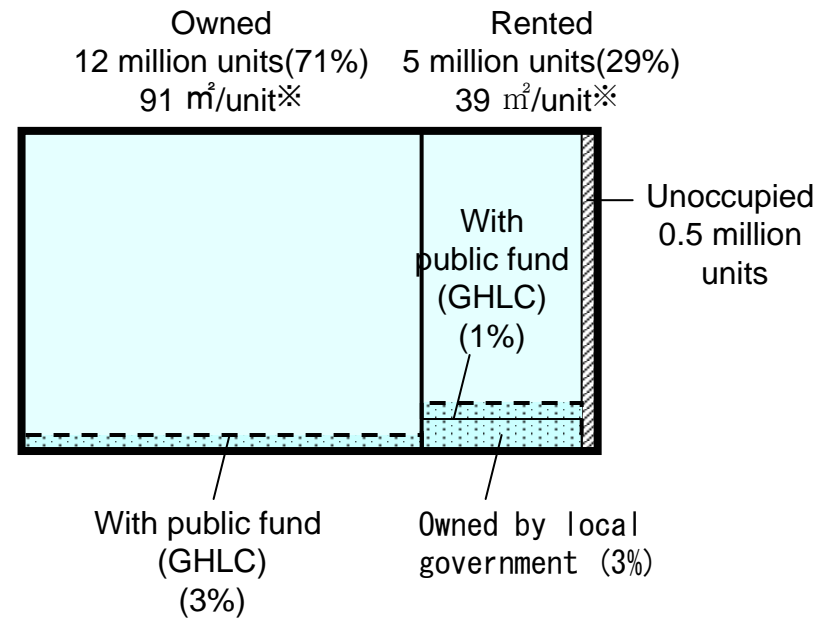
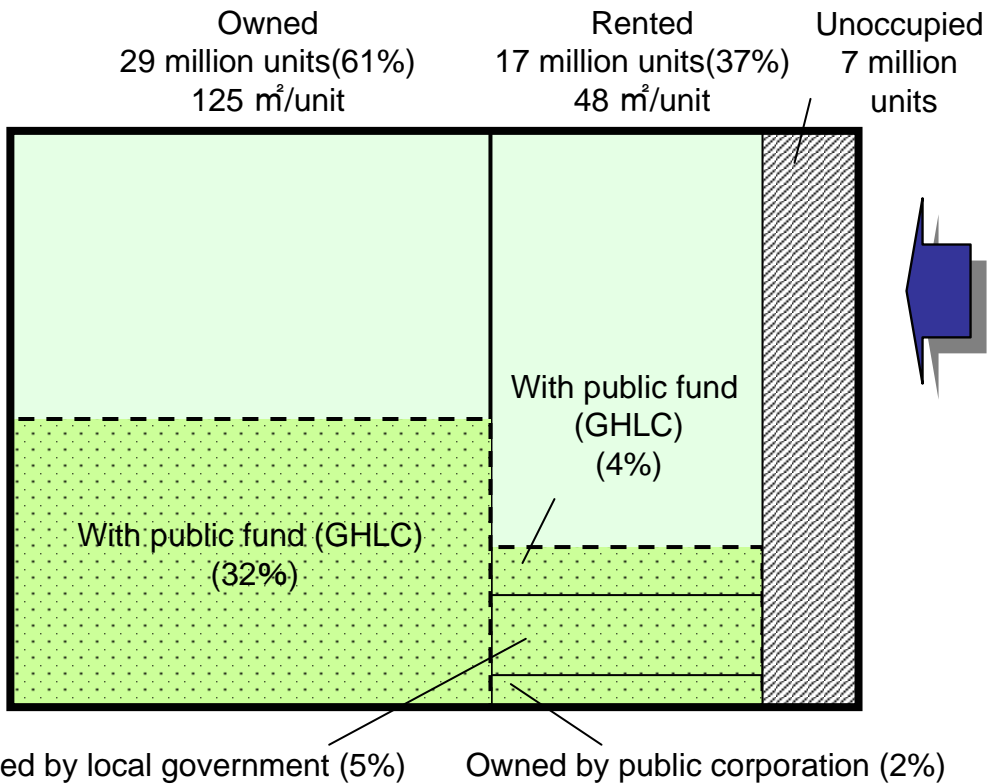
- Housing construction in Japan in recent years has reached the level of about 1.2 million units per year.



Changes of Housing Stock

[2003]
 54 million units
 (Wooden structures are 61%)
 96 m²/unit

[1958]
 18 million units
 (Wooden structures are 95%*)
 73 m²/unit*

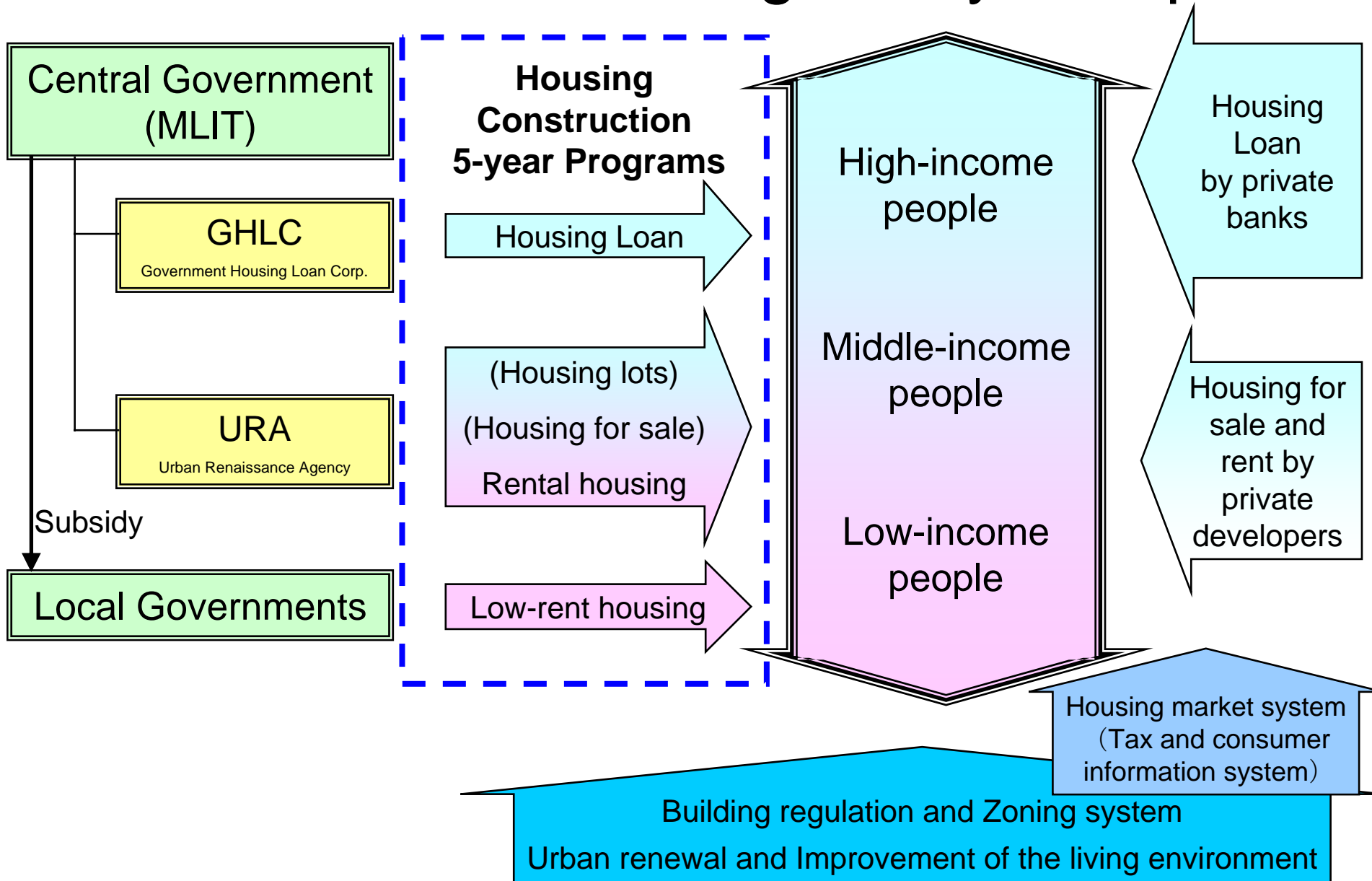


*1963's data

GDP : 498 trillion yen
 Population : 128 millions
 GDP per person : 3.90 million yen

GDP : 12 trillion yen
 Population : 93 millions
 GDP per person : 0.13 million yen

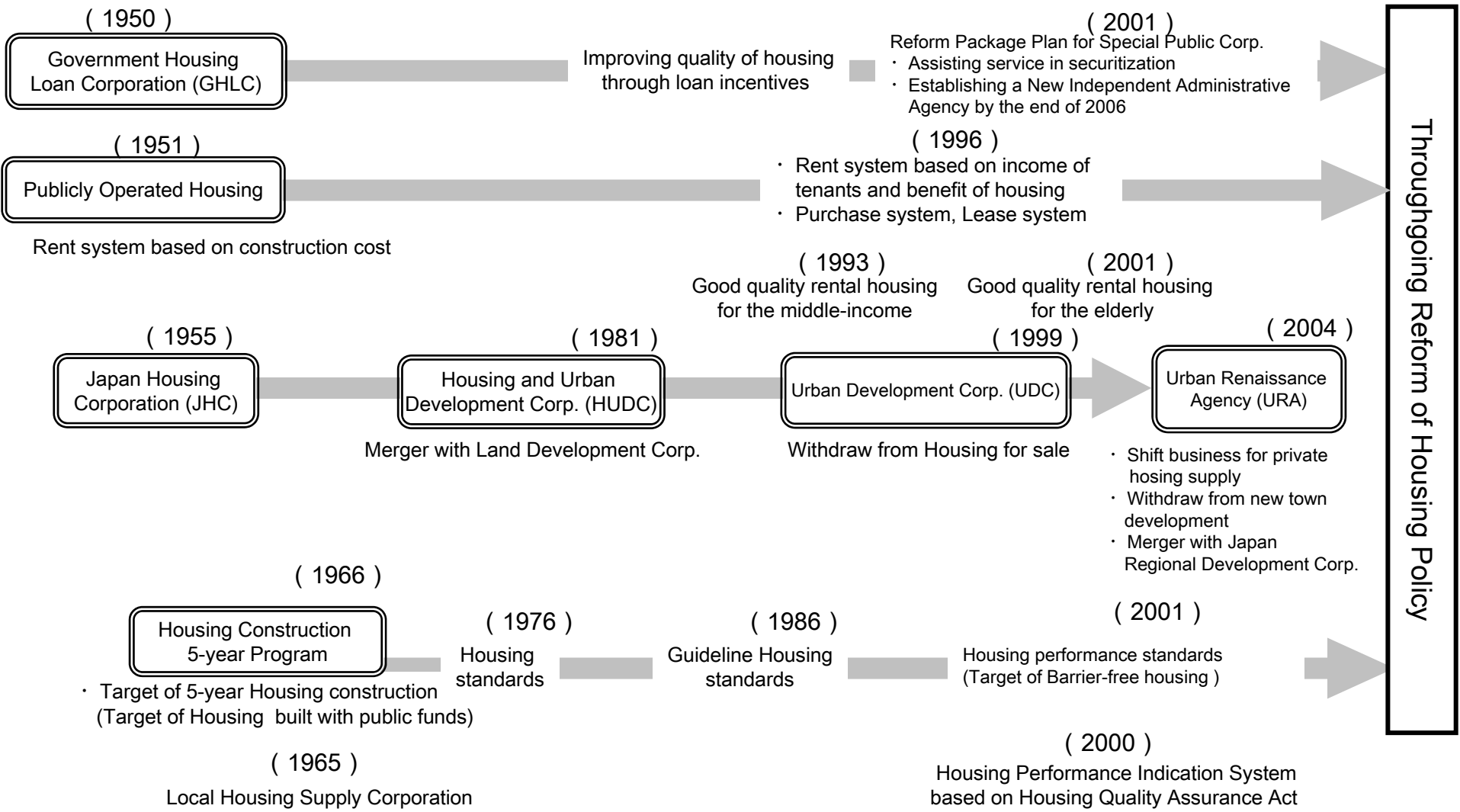
Framework of Housing Policy in Japan



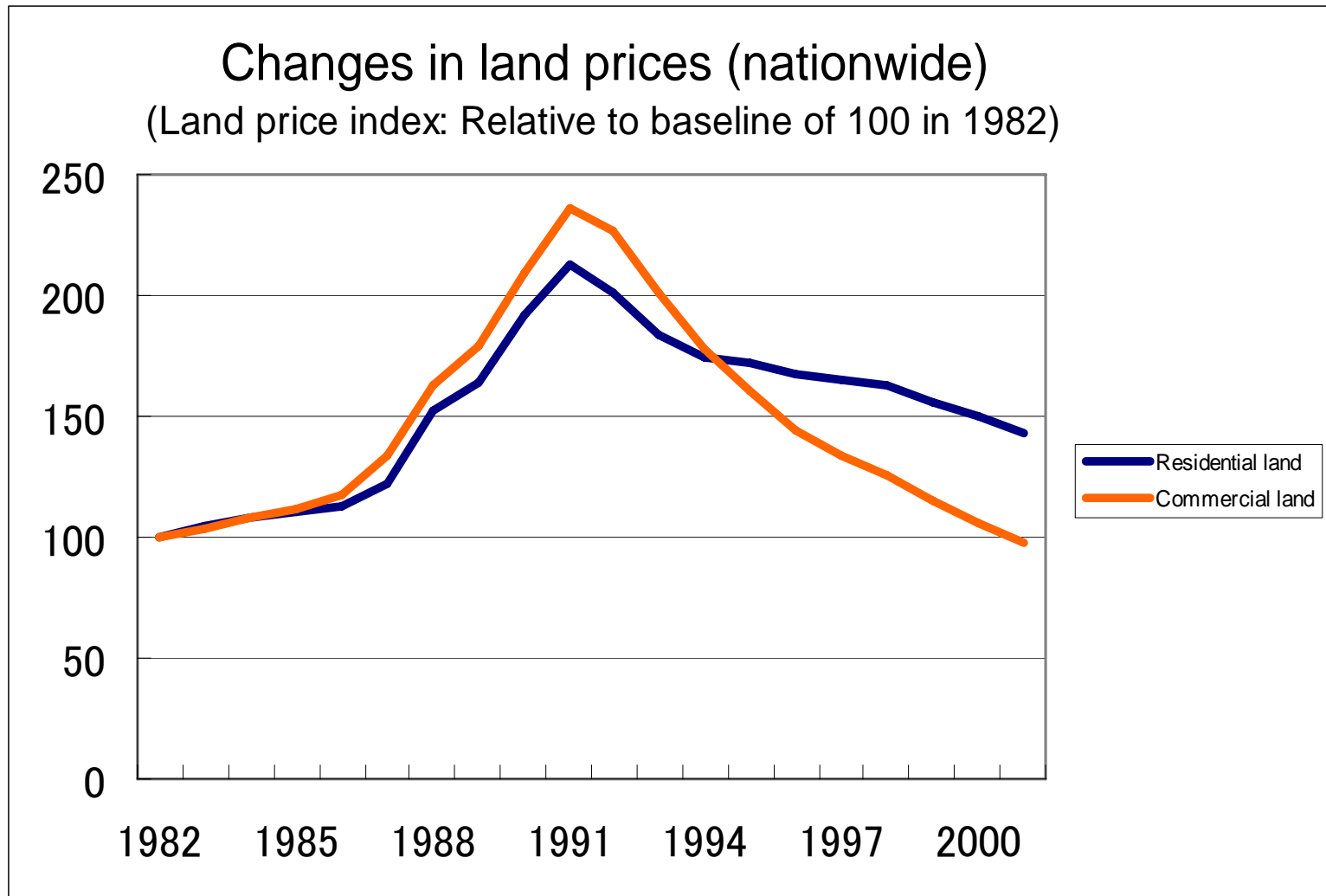
Transition on Housing Policy in Japan

1945 "To solve housing shortage" 1975 "From Quantity to Quality" 2000 "Focusing Market mechanism & Housing stock" 2005

(1958)	(1968)	(1978)	(1988)	(1998)	(2003)
Housing unit	Household				
1,793	1,865	2,559	2,532	3,545	3,284
			4,201	3,781	5,025
				4,436	
					5,387
					4,722

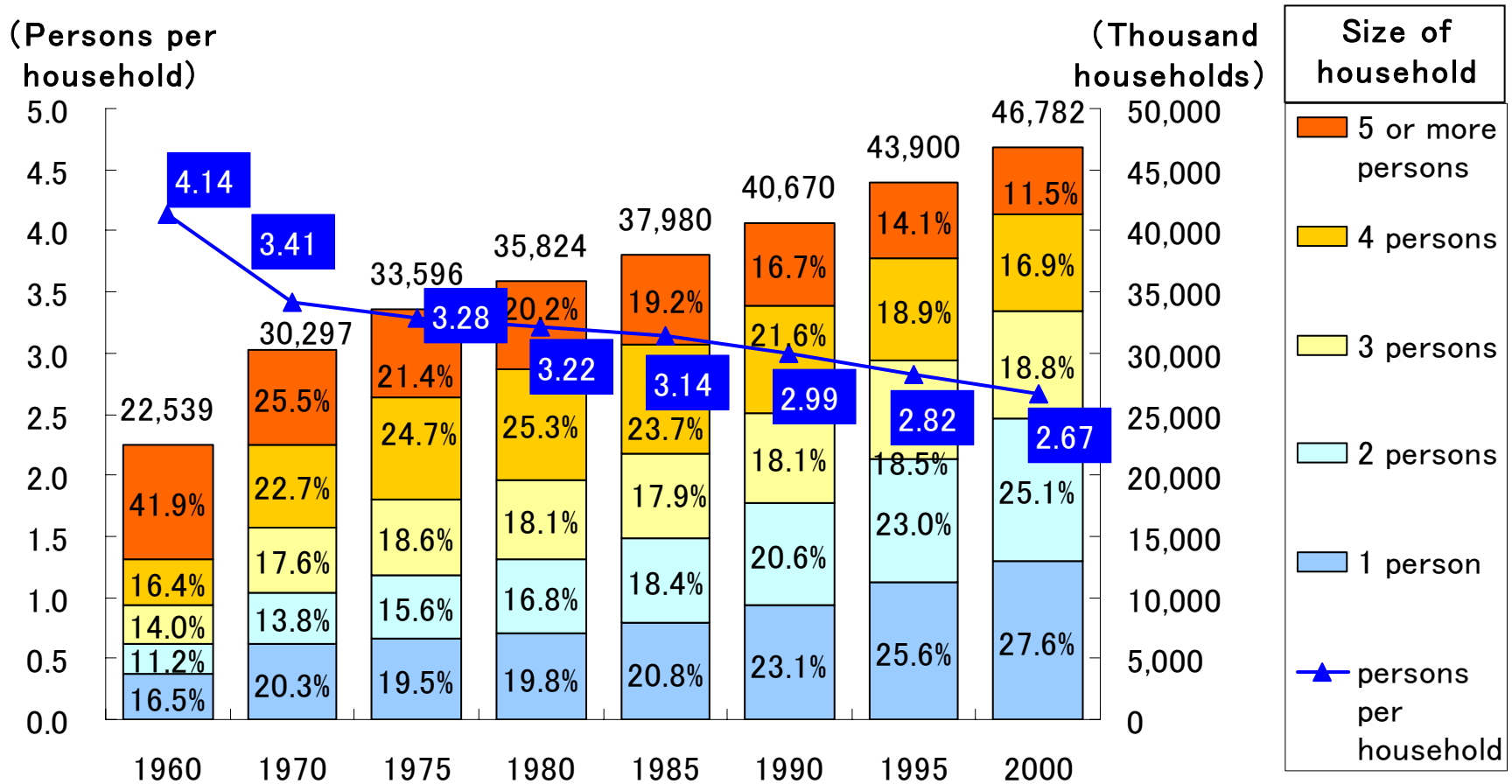


Deflation of Assets (land prices)



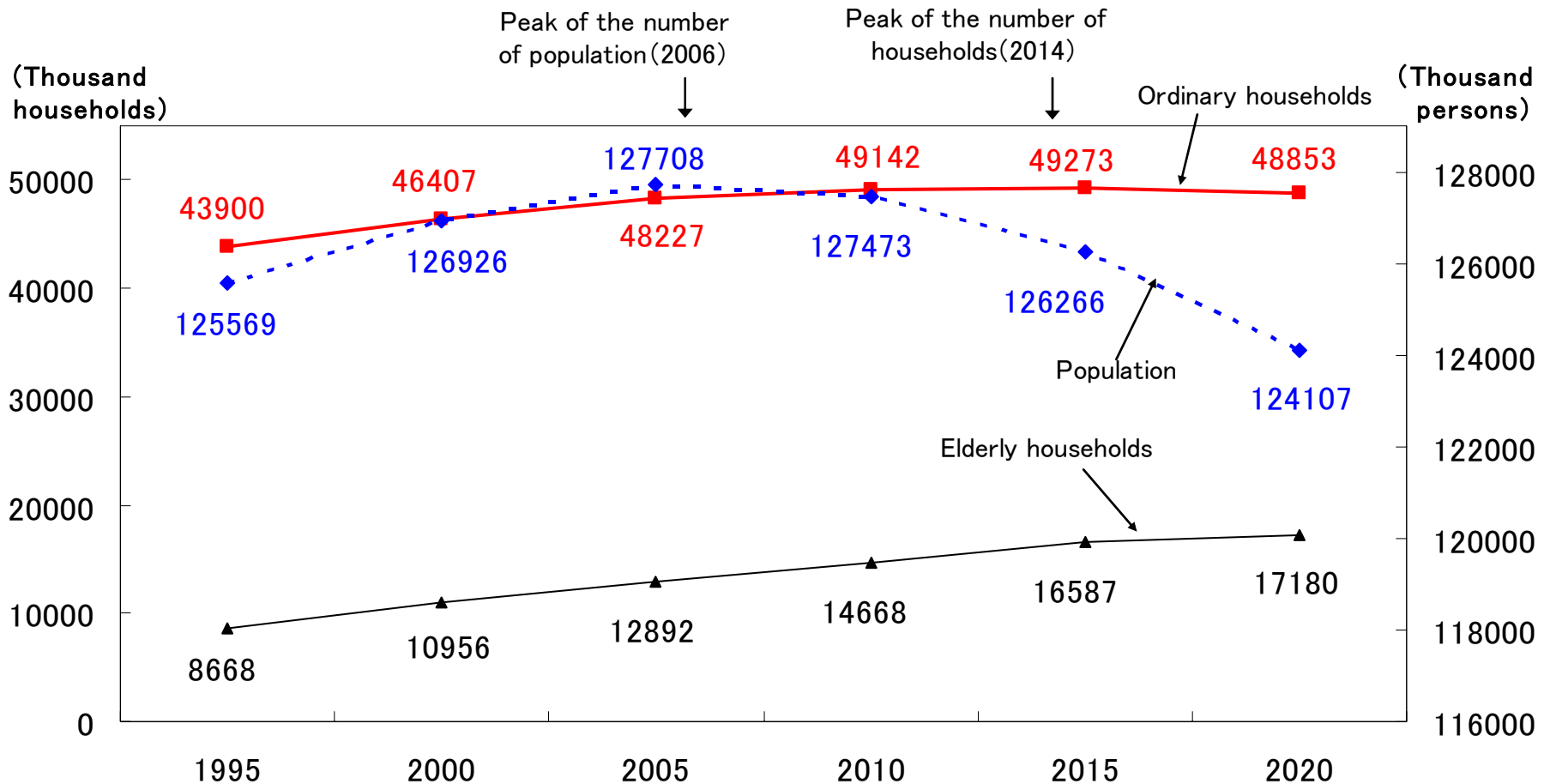
Decrease in Size of Households

- A trend toward nuclear families has developed, and as a result, the persons per household decreased to 2.67 as of 2000.
- Since 1990, 1 person households make up the largest number of households, and in 2000 the percentage of 1 and 2 persons households is more than 50% of total households.



Increases in Population and Number of Households

- It is considered that Japan's population will peak in 2006, and will decrease thereafter.
- It is considered that the number of ordinary households will continue to increase until 2014, and will decrease thereafter.



(Note) Elderly households are those in which the head of household is 65 or

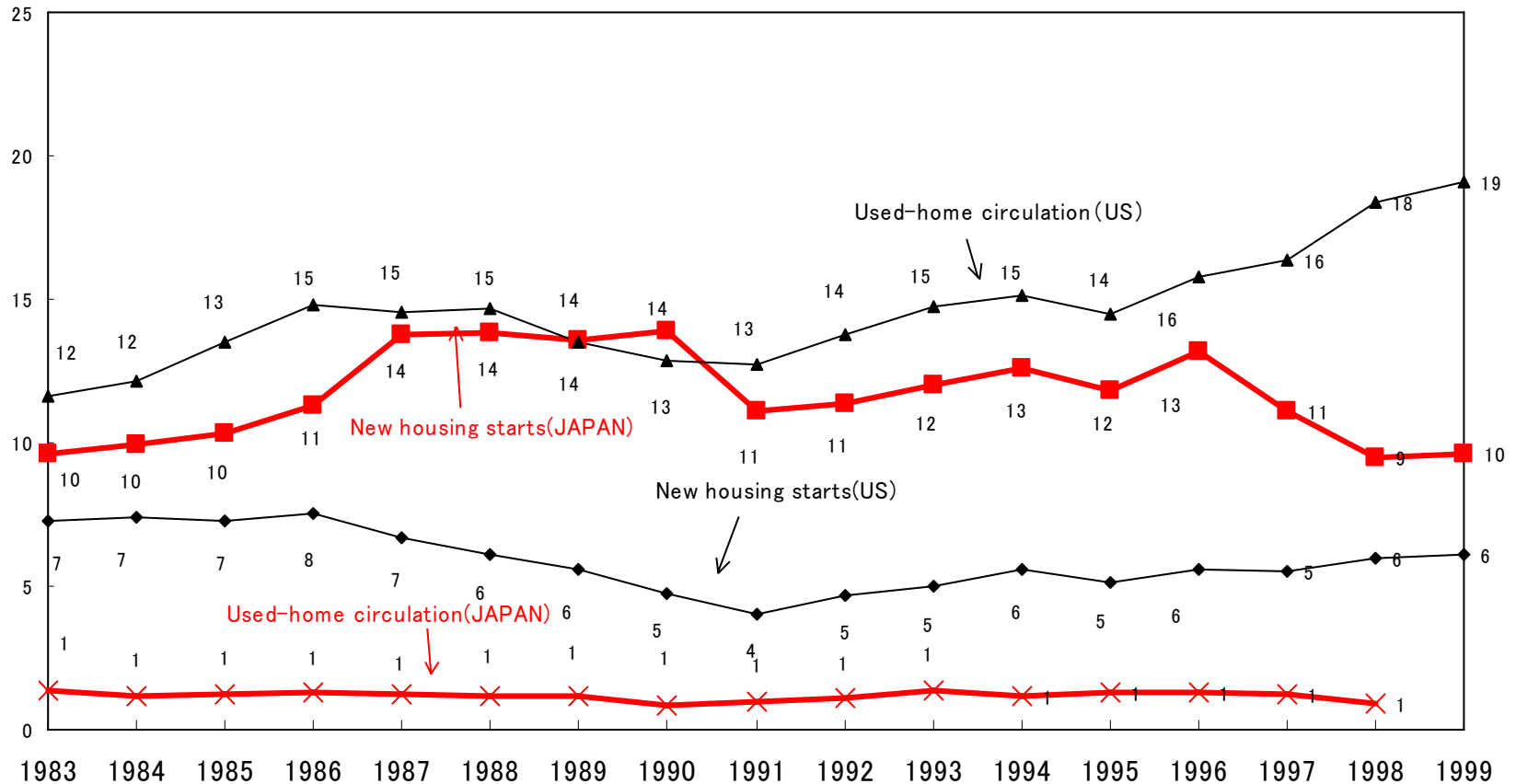
National Institute of Population and Social Security Research, *Future Estimated Population in Japan* (Jan.2002 Estimate)

Future Estimates of Number of Households in Japan (Oct.1998 Estimate)

Structure of Housing Market

- Japan's housing market is centered on new construction, and the average life of housing is low compared with Europe and the US.

(unit/thousand persons)



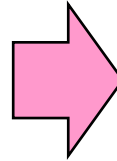
US : Construction Review , *Statistical Abstract of United States*

JAPAN : *Statistical Survey of Housing and Land , Housing Start Statistics*

Restructuring in housing policy

past housing policy

- 1) increasing population and households
- 2) expanding capital investment under growing economy
- 3) most household consist of parent and children



new housing policy

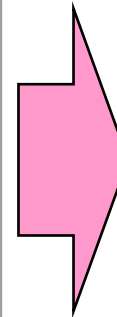
- 1) decreasing population and households
- 2) unchanged in capital investment under stabilized economy
- 3) diversity in household consistent

<Fundamental vision>

- 1) Improve the quality of housing stock by providing new-built or rebuilt houses
- 2) Provide housing, land and housing finance directly from the government

<Policy System>

- 1) Providing directly of housing, land, and housing finance by the Government.
- 2) Setting aim with number providing housing built by public finance, public company and public fund, in every 5 years.



<Fundamental Vision>

- 1) Improve the quality of housing stock by utilizing existing housing
- 2) Promote to provide housing and housing finance by private sector

<Policy System>

- 1) Transiting public finance and public corporation to a supporting service for private sector, establish stable supply network of housing stocks of both public and private sector, including rental housing.
- 2) Setting aim of the provision totally in housing, housing environment and housing market, including private sector business.

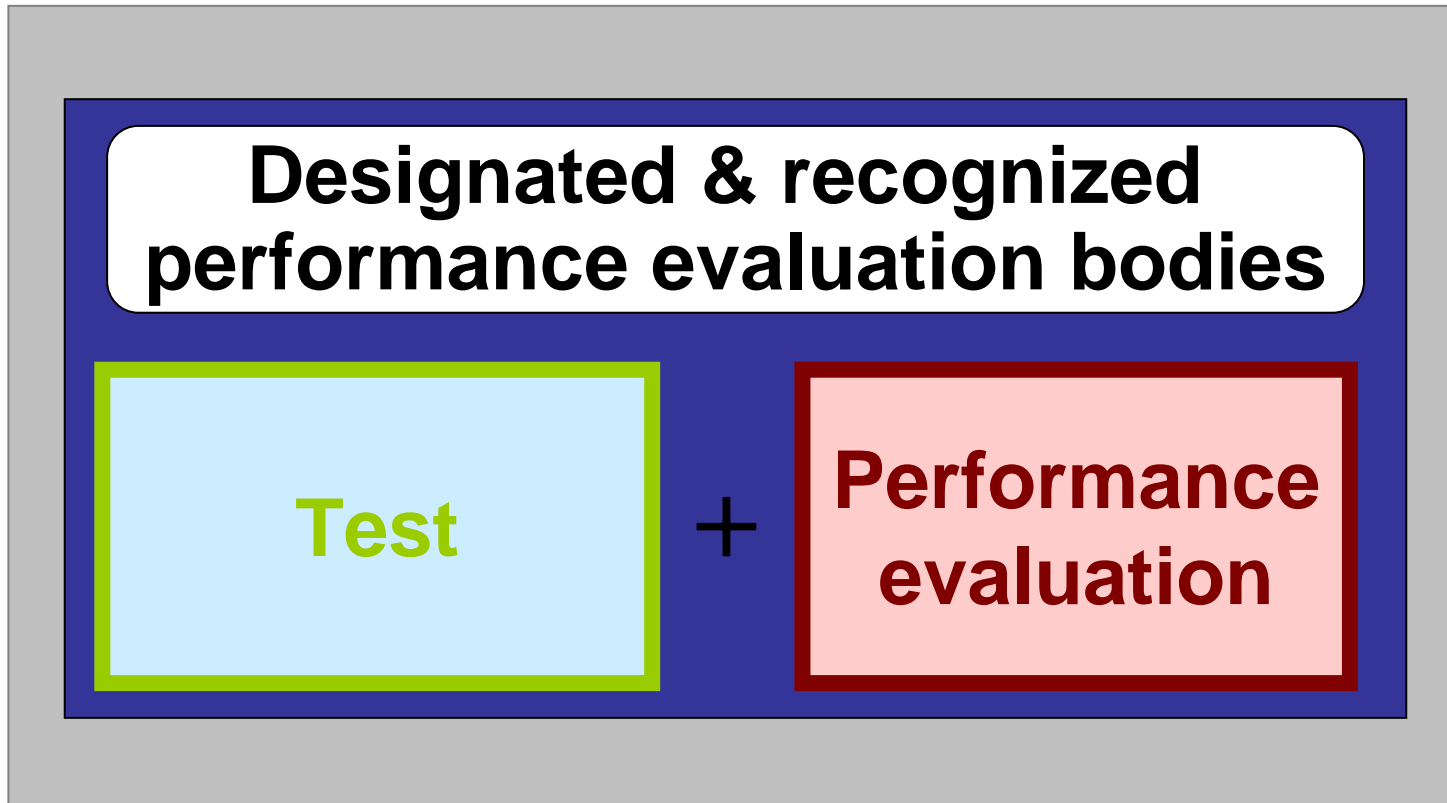
Part 2:

Update on Recognized Performance Evaluation Bodies & Acceptance of Foreign Test Data by Designated Performance Evaluation Bodies

Applications for recognition of overseas performance evaluation bodies

- **An organization seeking recognition shall submit an application to the Minister with the required supporting documents.**
- **When making an application, the organization seeking recognition shall select service categories and areas in which it will provide evaluation services.**

Performance evaluation by designated & recognized performance evaluation bodies



Recognized Performance Evaluation Bodies (Previous)

Name	Country	service categories	Date of Recognition
Australian Building Codes Board Office	Australia	Fire-resistive construction etc, Noncombustible materials, Quality of Building Materials	May, 2003
Professional Service Industries, Inc	USA	Formaldehyde emitting materials	June, 2004
Fraunhofer-sellschaft zur Forenderung der angewandten Forschung e.v.	Germany	Formaldehyde emitting materials	July, 2004

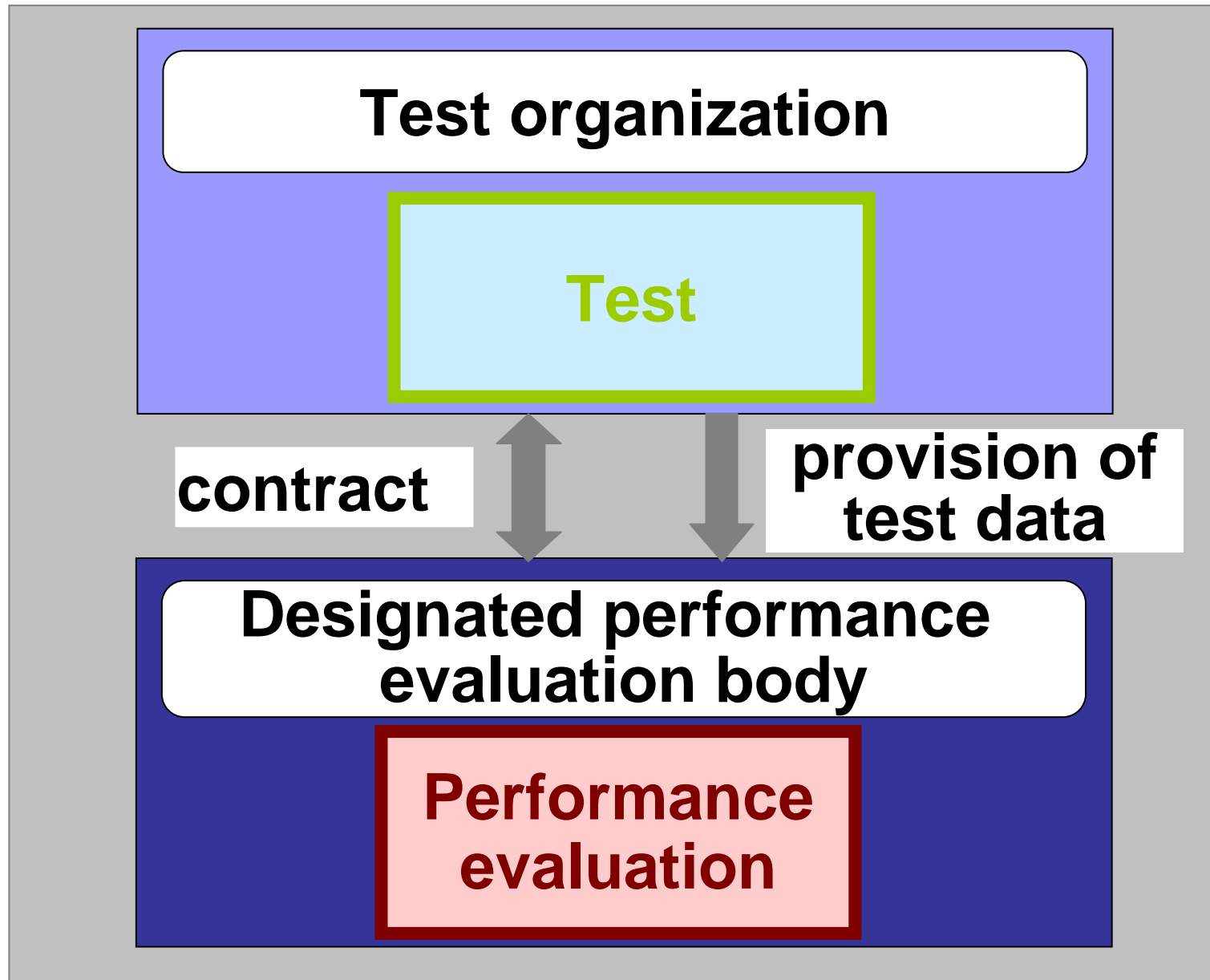
Recognized Performance Evaluation Bodies (2005New)

Name	Country	service categories	Date of Recognition
Swedish National Testing and Research Institute (SP)	Sweden	Formaldehyde emitting materials	October,2005
Korea Testing and Research Institute for Chemical Industry	Korea	Formaldehyde emitting materials	December,2005

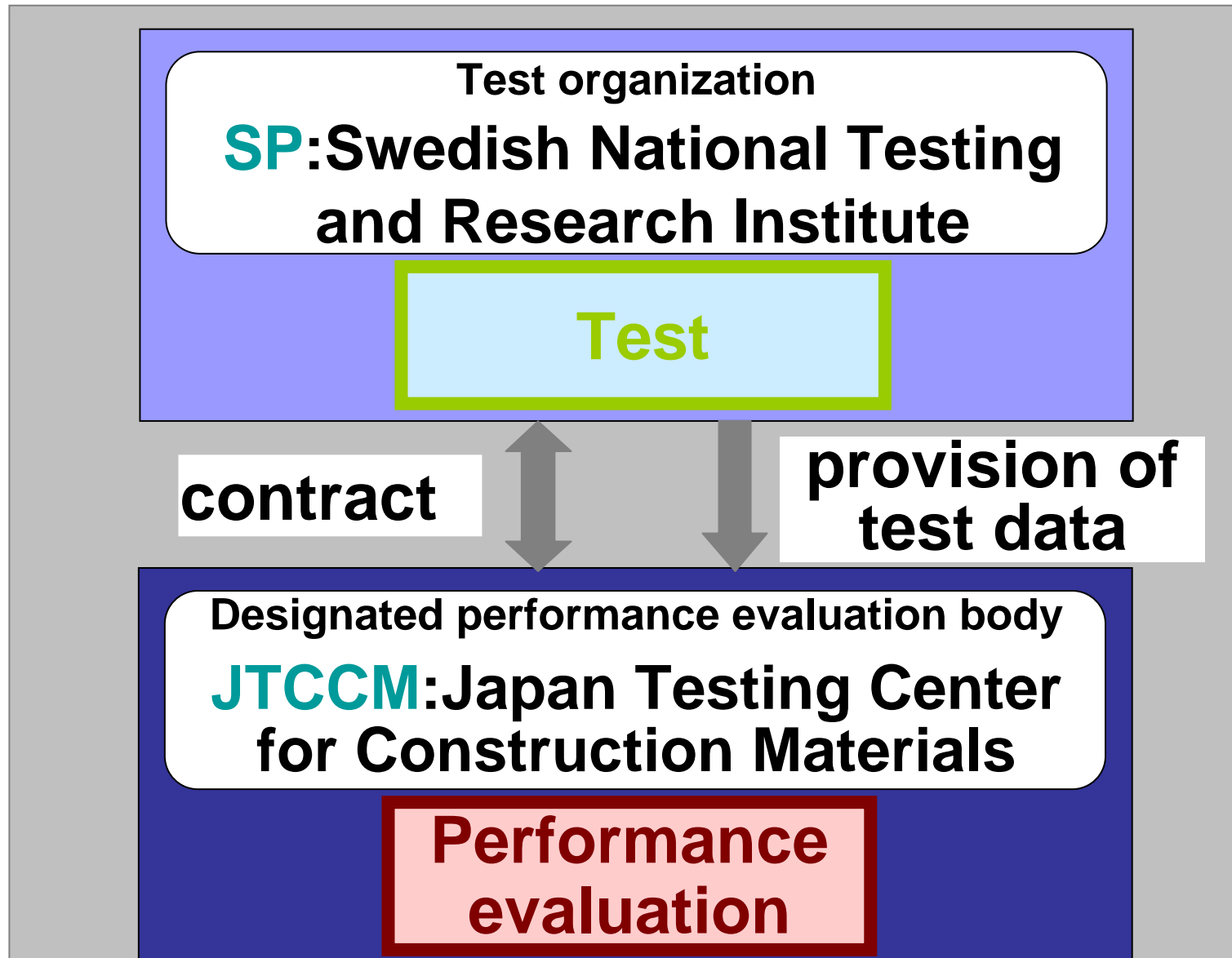
Performance evaluation utilizing test data from overseas test organizations

- **The guidelines on performance evaluation utilizing test data of formaldehyde emitting materials from overseas test organizations was notified to designated evaluation bodies by MLIT on September 12, 2003.**
- **SP became the test organization on July, 20, 2004**
- **SP became recognized performance evaluation bodies on October, 17, 2005**

Performance evaluation utilizing test data by overseas test bodies



Performance evaluation utilizing test data by overseas test bodies (Example)



http://www.mlit.go.jp/english/housing_bureau/index.html

Thank you!