

Executive summary

In order to realize a sustainable and vibrant local community, the establishment of a “Multi-Generational Coexistent Society” that prevents the declination of regional vitality due to the progress of an aging society, and the establishment of a “Housing Stock Recycling-Oriented Society” in which good-quality housing stock is effectively utilized by multi-generational citizens, are required.

Ministry of Land, Infrastructure, Transport and Tourism holds “the supply of good-quality housing stock, and system reform of resale housing transaction” as one of its main policies. The policy sets a goal to double the resale and renovated housing market size to 20 trillion yen by 2020.

Chapter 1: Aim of this research

Under the above mentioned social background and policy trend, this research focuses on “housing relocation behavior” and “preventive factors of resale housing transaction”, and further aims to investigate the measures for establishing a “Multi-Generational Coexistent Society” and a “Housing Stock Recycling-Oriented Society”.

Chapter 2: Examining the legal system of resale housing transaction and existing sources

In chapter 2, by examining and organizing the legal system of resale housing transaction and existing sources, the history of the tasks and projects regarding resale housing transaction is studied. The future tasks to be fulfilled in order to activate the resale housing transaction are derived from the study.

Chapter 3: Survey on selection factors affecting mover’s residential place and style

In chapter 3, people’s “housing relocation behavior” is examined through a web-based questionnaire survey. The selection factors affecting the mover’s choice of residential place and style are examined, concerning the selection conditions and circumstances under which the house movers (and prospective movers who have considered moving in the past) made the choice.

Chapter 4: Perception survey of resale housing transaction agents on resale housing stock

In chapter 4, in order to analyze the “preventive factors of resale housing transaction”, a survey of real estate brokers who are considered to be the relevant agents in housing transaction, and an interview survey of house owners (suppliers) and house buyers (consumers) also considered to be the relevant agents, were conducted. Especially the present situation of resale detached housing sales and rental, and the characteristics of detached housing suppliers and consumers, as well as the factors preventing transaction, etc., were analyzed based on the surveys.

Chapter 5: Investigation of measures for housing relocation stimulation and resale housing transaction promotion

In chapter 5, based on the main findings of the above mentioned research, the measures for stimulating people’s housing relocation in pursuance of a “Multi-Generational Coexistent Society”, and promoting resale housing transaction in pursuance of a “Housing Stock Recycling-Oriented Society”, are investigated.

Keywords: Multi-Generational Coexistent Society, Housing Stock Recycling-Oriented Society, Housing Relocation, Resale Housing Transaction