

Research on the measure against a vacant house by Land Bank in the United States
and the application possibility to Japan

Ch. : Toru NAKAYAMA (Nara Women's University Prof, Dr.Eng)

mem : Yoko SHIMIZU (Bukkyo University Lecturer Ph,D)

Miho MAENE (Former graduate student of Nara Women's University)

[SYNOPSIS]

In Japan, population reached the peak in 2004, and it goes into the long-term reduction process after it. There is also a place where population is decreasing by not less than 20% in 20 latest years locally, and the vacant house is increasing there. Rapid increase of a vacant house will have a bad influence on a housing market, and will also bring big influence to living environments, such as a crime prevention side. This research aims at acquiring the knowledge to future Japan based on a U.S. project and investigation of Nagasaki.

The main points acquired by this research are summarized to below.

- Administration cooperated with the treasurer office and the tax-arrears housing is managed across the board. This can prevent speculation.
- LB is performing not only demolition of a dangerous house but sale, repair, etc. These activities have contributed also to housing value or crime prevention with the improvement of living environment.
- For the improvement of the area, CDCs are bearing a part. CDCs are performing management of the plan and urban farm of an improvement, or community garden.

Based on the above examination, the following measures are desired in Japan. If the number of households decreases, a plan so that a residential section may be made to reduce on the whole in the future is required. It seems that it is necessary to roughly classify a residential section into the area which it leaves as a city area, and the area made into natural land use in that case. Such reduced type city planning should be formed and the project against a vacant house should be positioned as a means to realize it. The project against a vacant house also requires a long-term viewpoint.