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International Comparative Study and Implications of Local Government Empty House Municipal Ordinances

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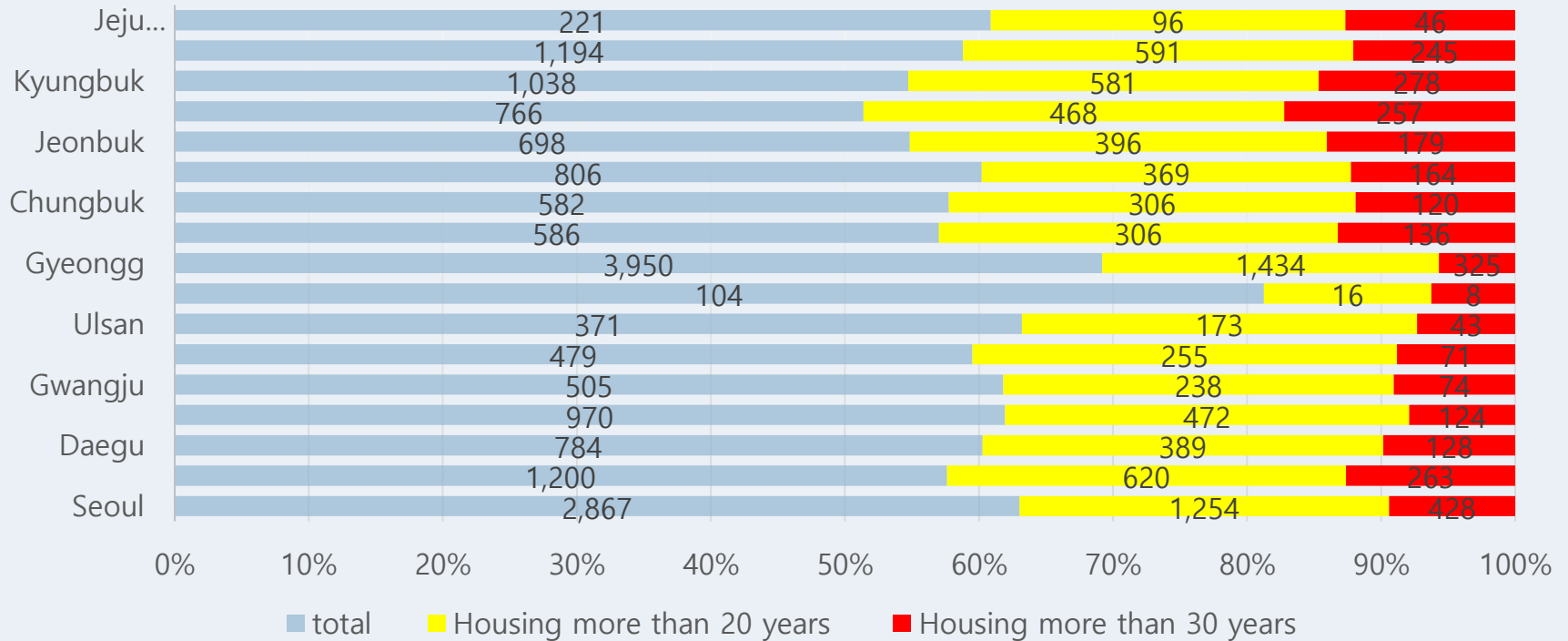
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I. Introduction

- In 2016, the total number of houses in Korea was about 16.7 million.
- There were 1.12 million empty houses, and the vacancy rate was 6.7%.
- South Korea and Japan also have a similar social and environmental history of housing construction and urbanization and aging society.
- In South Korea, the "**ACT ON SPECIAL CASES CONCERNING UNOCCUPIED HOUSE OR SMALL-SCALE HOUSING IMPROVEMENT**" was enacted in 2018, and the system of empty house policy was established.

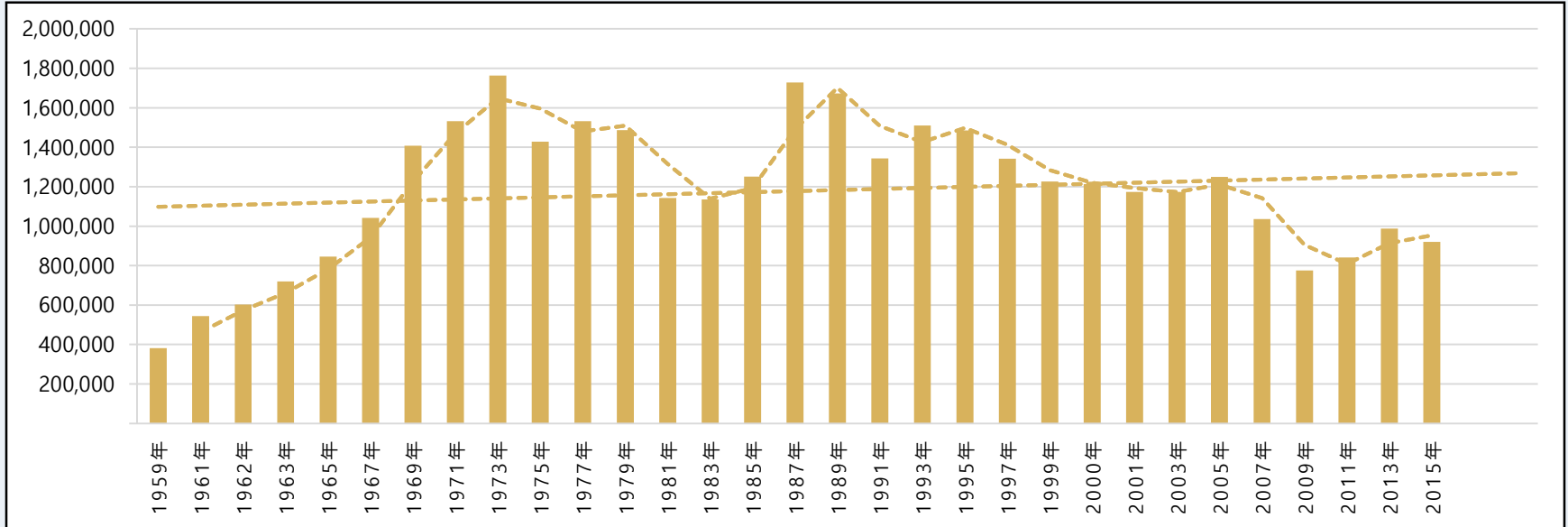


1. Introduction



- Of the 1,265,000 vacant houses in Korea, 380,000 (30.0%) were houses over 30 years old.
- Jeonnam had the the highest proportion with 33.6% (257 thousand)
- The percentage of vacant houses more than 30 years old in Korea was 50.8% (56,000) in Jeonnam, 44.3% (56,000) in Gyeongbuk, and 44.2% (34,000) in Jeonbuk.
- The ratio of houses over 20 years old was 61.1% in Jeonnam, 56.7% in Jeonbuk, and 56.0% in Gyeongbuk

1. Introduction

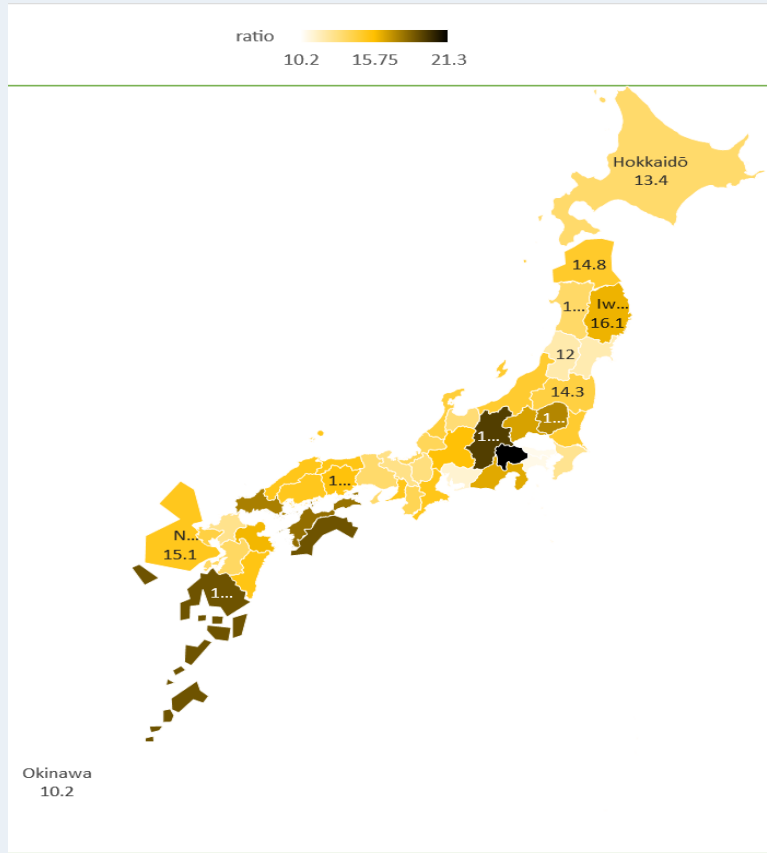


- Japan began building new homes every year in the 1960s as the demand for housing increased in the high-growth period, exceeding one million in 1968.
- More than one million homes were built each year in Japan for 42 years from 1967 to 2009.
- According to a survey on housing and land by the Ministry of Internal Affairs and Communications of Japan in October 2018, the ratio of vacant houses to the total number of houses was 13.6%.
- The number of empty houses increased due to the declining population, mainly in the provinces, and the number of rooms reached 84.6 million.
- The percentage of vacant houses in Tokyo and Osaka is over 10%

1. Introduction

- In 2013, the total number of houses in Japan was 60.63 million.
- About 820,000, were empty houses and the vacancy rate was 13.5%.
- The vacancy rate for Tokyo was 11.1%, for Chiba Prefecture 12.7%, for Saitama Prefecture 10.9%, for Kanagawa Prefecture 11.2% and for Nagano Prefecture was the highest with 19.7%.
- Since July 2010 in Tokorozawa, Saitama Prefecture, the first time that "regulations about the proper management of the Empty Houses" was established there while attempting to enact ordinances for empty houses in the municipalities of the country.
- In Japan, more than 400 municipal governments operated the Empty House ordinance by 2014.

1. Introduction



Prefecture	proportion
Yamanashi	21.3
Hanakayama	20.3
Nagano	19.5
Kashiwajima	19.4
Kochi	18.9
Kagoshima	18.9
Ehime	18.1
Kagawa	18.0
Yamaguchi	17.6
Tochigi	17.4
Oita	16.0
Gunma	16.6
Shizuoka	16.4
Iwate	16.1
Gifu	15.6
Okayama	15.5
Miyazaki	15.3
Tottori	15.3
Shimane	15.2
Mie	15.2
Osaka	15.2
Hiroshima	15.1

Of the vacant houses in Japan, 3.47 million are housing for long periods of time, apart from lease and sale, and housing to be demolished.

The city with the highest vacancy rate is Yamanashi with 21.3%, Wakayam with 20.3%, Nagano with 19.5%, and Tokushim with 19.4%.

2. Theoretical Background

❖ Empty Houses

- The dictionary meaning of the empty house is "a house in which no one lives".
- In addition to having a temporal aspect, the conventional idea of the empty house for the general public is thought to be the image of "a house that is empty because no one lives in it".
- Associated items in the Empty Housing and Country Population and Housing Census include "Sale, Rent, Unpublished Housing," "Currently Under Repair", "Temporary Use (Sometimes)", "Business", "Other".

❖ Empty House Related Laws

(1) Rural Community Maintenance Act

- In rural areas, the act was amended in January 2000 to provide institutional grounds for the removal and maintenance of empty houses and to maintain empty houses.

(2) Special Act on Empty House and Small House Maintenance

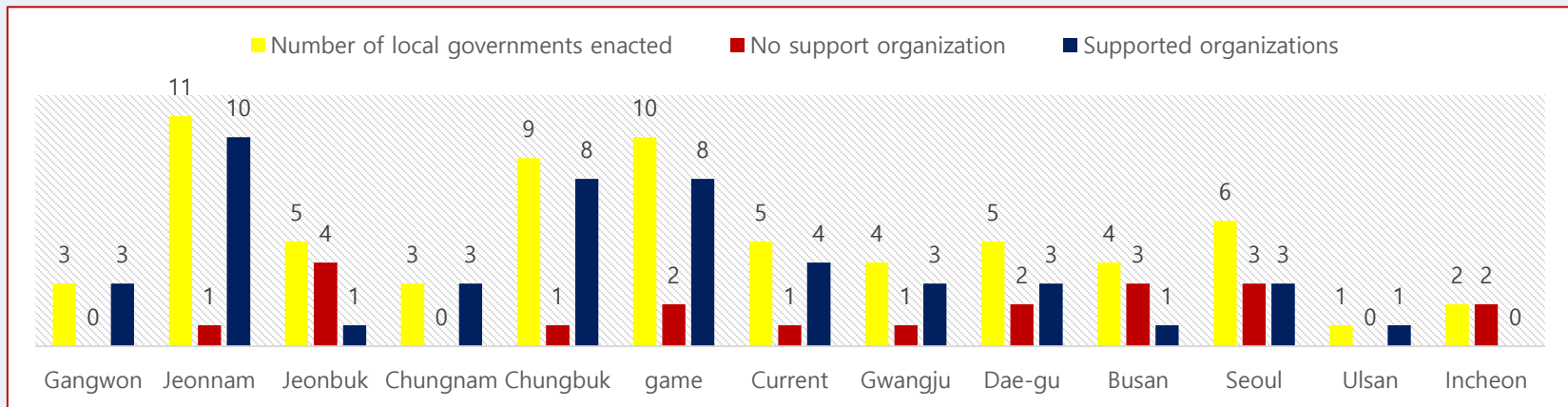
- Transfers the projects of house maintenance business as defined in the current "Urban and Housing Environment Improvement Act" to this law to simplify the business procedures.
- On the other hand, in order to revitalize their use, it is aimed to provide special regulations such as relaxation of building regulations, construction of rental housing, support for designation of maintenance support organization, support for leasing management, technical support, and information provision.

(3) Local Government Ordinance

- Each municipality can determine the scope of empty houses in the bylaws and the way of proceeding with the maintenance projects taking into consideration the budget and specificity of each area.

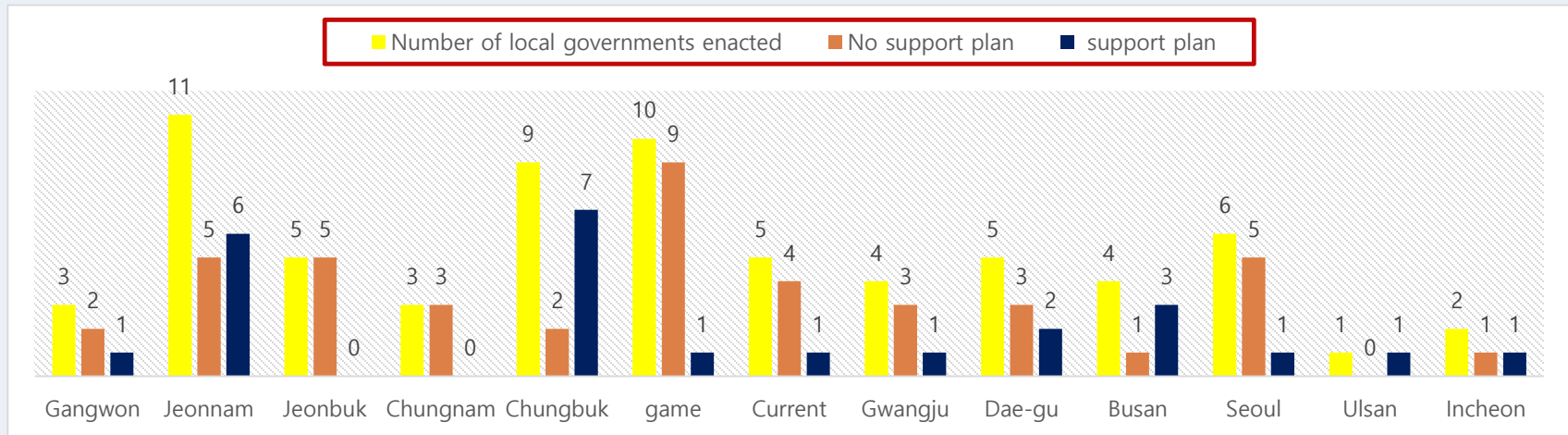
3. Korea's Empty House Regulations

- From 2011 until 2018 the 13 metropolitan municipalities and 61 municipalities enacted an empty house ordinance.
- Most ordinances promoted the demolition of empty houses.
- There were few cases of recycling through opening and maintenance of empty houses.



Local governments have created ordinances, but there are many places without support systems.

3. Korea's Empty House Regulations



Local governments often do not have a support plan or budget support in place, only the empty house regulations.

4. Government support system for empty house management in Japan

❖ Survey support for the actual condition of empty houses

- The Ministry of Land, Infrastructure and Transport announced in June 2012 the "Guide to Survey of Vacant Lots of Local Public Organizations ver.1".
- This is a summary of survey procedures and methods that local governments conduct to identify the actual situation of empty houses in the area.
- They support 1/2 of the expense by social capital maintenance synthesis grant to local self-government that performs empty house investigation.

❖ Empty house recycling promotion business

- The municipalities subsidize 1/2 of the project costs for empty house remodeling and utilization projects (the local government subsidizes one-third of the project costs if the project is carried out by the local government).
- The municipalities subsidize 2/5 of the project expenses for the demolition of empty houses, etc. (the local government subsidizes 1/2 of the project cost to the upper limit of 2/5 of the project cost if the private enterprise carries out the project).

4. Government support system for vacant house management in Japan

❖ Establishment of window for proper management of empty houses

- To prevent the empty houses from becoming dangerous, the Ministry of Land, Infrastructure and Transport has since 2013 set up counseling centers in each prefecture for heirs of a house which is expected to become empty.
- At the center, the owner of the empty house provides relevant information so that the user can appropriately select options such as sale, lease, management consignment, and demolition.
- Security companies and real estate companies are expanding their vacancy management agency business.

5. Conclusion

Thank you.

Q&A