

# **How Have Vacant Houses and Landlords Changed?:**

## **An analysis of vacant housing surveys**

**S A T O K a z u h i r o**

This study aims to clarify how the characteristics of vacant houses and landlords have changed by housing surveys by Ministry of Construction/ MLIT. Through studying seven waves of these surveys, I explain how the profit-disregarding management has changed.

A series of analysis focusing on rental houses in urban areas reveals two points. First, vacant houses are categorized into three types: vacant houses with low quality, vacant houses as asset, and vacant houses in spite of good quality. As the quality of vacant houses improved gradually, the number of vacant houses with low quality and asset-holding houses decreased. Also, moderate quality vacant houses increased relatively because of duplication in housing classes which is classified by housing class studies.

Second, as of landlords of vacant houses, the socio-demographic characteristics have not changed clearly from the time when past studies examined the profit-disregarding management. However, as the number of small houses declined, the number of vacant houses with cheap rents which is available in the market decreased. As for subjective evaluation by the landlords about why the houses remained vacant, answers to smaller houses decreased while the answers that refer to supply and demand relationship increased. As a result, the number of the profit-disregarding management decreased its size to some extent.