

CREATION AND MANAGEMENT WAY OF THE SUPPORT PROJECT FOR ELDERLY PERSON TO LIVE IN CENTRAL AREA IN YAMAGUCHI PRE.

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ABSTRACT: This paper treats the support project for elderly persons to live in central area reused vacant houses in Yamaguchi Pre. The purpose of this study is to show contents of the project and management way and to consider measure issues of the project. As the result, in model areas, managers cooperate with real estate agents and Architects and Building Engineers Associations to support contract and repair. In the case of a local government, many owners supply vacant houses because governments have a power sending information and be trusted from citizens. On the other hand, NPO is difficult to get owners' personal information and collect management cost. So it is necessary to support making the most of government's advantages.

KEYWORDS: Local city, Central area, Compact city, Vacant house, Removal

1. INTRODUCTION

The progress of the motorization and the sprawling produced the problem of hollowing in central areas and the aging. A Japanese government revised "Central City Invigoration Law" in 2006, and prefectures and local governments have carried out policies and support businesses to regenerate central areas. Many vacant houses have been born by hollow-ization in central areas, so the project of making use of vacant houses as the housing stock is an effective way to prepare the housing environment in central area by saving energy and at low cost. For example in *Kyoto* city, "Foundation *Kyoto-shi Keikan Machidukuri Center*" was established and it supports private groups of reusing traditional housing, and more, it has started the grant system called "*Kyo-machiya machidukuri fand*" for reusing traditional housing. In *Kanazawa* city, the project to promote settlement in central area has been started since 2001 and the grant

system for the improvement cost has been introduced. In *Onomichi* city, NPO which is called "*Onomichi vacant house reuse project*" was established since 2008, and it has continued the activity for the conservation of townscape and promoting settlement by cooperating with local residents and a university and repairing vacant houses.

These activities have been carried out by local governments and NPO. On the other hand, in Yamaguchi Prefecture, "Housing support project for the elderly in central area" has been created as a original project. It is proposed that "Housing support center in central areas" is established in each municipalities and it covers the project for renewal of central areas by making use of vacant houses. As for effects of executing the project by prefectures, prefectures do technical supports for local governments when locals launch "Housing support center". And making an appeal for the

Table.1 Project outline

Project manager	Local governments
Project contents	The central area is selected and rental of vacant houses is forwarded in the area. "Housing support center in central areas" is opened by trusted NPO etc. Managing the bank of vacant houses and talking reuse of vacant houses and movement by "Housing support center in central areas".
Grant	Local governments can use a government housing grant as a cost to commit the support center.

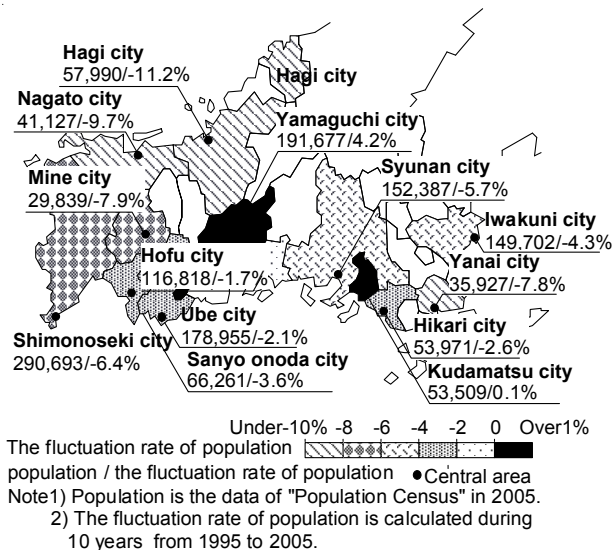


Fig.1 Population and the fluctuation rate of population in city areas of Yamaguchi Prefecture

project to the people of a prefecture is effective way for promotion of it.

Form the above, this paper pays attention to "Housing support project for the elderly in central areas" in Yamaguchi prefecture as a development case of central area's renewal project making use of vacant houses. The purpose of this paper is to clear effects and subjects of cooperation between a prefecture, local governments and private groups.

First, the process of creation and contents of the project are explained. Second, the management way of model cases is cleared. Third, effects and subjects of prefectural support system and local government's management way are examined.

2. CREATION AND PREPARATION PROCESS OF "HOUSING SUPPORT PROJECT FOR THE ELDERLY IN CENTRAL AREAS"

2.1 CREATION PEOCESS

Figure.1 shows population and the fluctuation rate of population in city areas of Yamaguchi Prefecture by population census. The fluctuation rate of population in 10 cities excluding Yamaguchi city and Kudamatsu city have been decline every

year. Especially, the fluctuation rate of population has been under -5% in Nagato city and Hagi city since 1980, the population decrease is serious in areas of the Sea of Japan. In only Yamaguchi city, the population has been increased for 20 years, but the fluctuation rate of population is -14.0% and -10.6% in Ohdono and Shiraishi of central area during 10 years. From the above, the population of central areas is decreasing in entire city and the hollowing is serious. It is expected that a population outflow causes many vacant houses in central areas.

On the basis of the present condition and issues in central areas, the housing master plan provided by Yamaguchi prefecture in 1999, "Promoting city living to activate central areas" is suggested promotion as the important policy. To do the project which is directly connected with a policy issue, "Housing support project for the elderly in central areas" has been started, and it aims to stop decreasing population by promotion of moving to central areas and to recover area's community. The examination committee has been started to carry out the project. The committee was included literates, Building Lots and Buildings Transaction Association, residents' association, the social welfare conference, parties concerned in shopping street, NPO and the totals seventeen people.

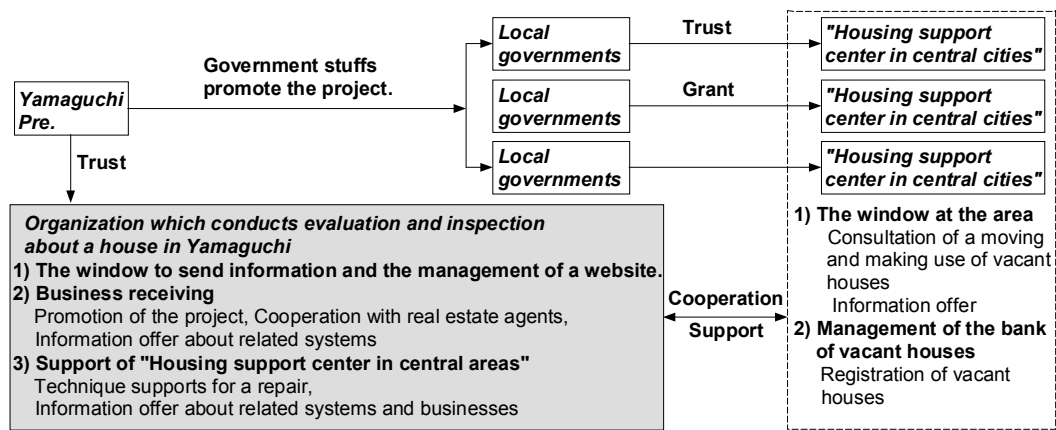


Fig.2 Management system of the project

2.2 SELECTING MODEL AREAS AND OUTLINE OF THE SURVEY

Aiming at concrete execution after 2005, the possibility of the business execution was investigated and examined in 2004. 44 areas of *Ohdono* and *Shiraishi* school districts were selected as model areas in Yamaguchi city. In *Hagi* city, 28 areas of *Horiuchi*, *Hamasaki* preservation district for groups of historical buildings and *Tamachi* port area were selected. The reason that Yamaguchi and Hagi city were selected is the following three. 1) Both cities were thrived as a castle town of Ohuchi and Mori and escaped war damage, so there are many historical landscapes. 2) But in central areas, hollowing is a serious problem and there are many vacant houses which were rotten. It's necessary to manage these problems quickly. 3) Private groups have been active hard about housing and city planning.

Survey contents are an investigation of vacant house distribution, a questionnaire for vacant house's owner, a questionnaire for households in the suburbs, and a measurement of vacant houses. The investigation period is March, 2005 from July, 2004. From the survey, it's designated that vacant house's owners who live in outside of prefectures are difficult to manage own houses. It's cleared that the intention of utilizing an own house as the rental housing and moving in it in central areas.

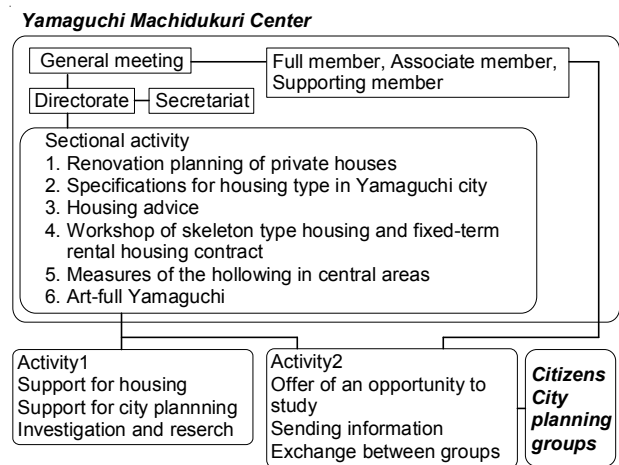


Fig.3 Organization of "Yamaguchi Machidukuri Center"

3. PROJECT CONTENTS AND MANAGEMENT SYSTEM

Project contents were decided to maintain housing environment for the elderly by supplying the rental housing reused vacant houses. Table.1 shows the outline of the project. Main contents are "Housing support center in central areas" is opened and the center manages the bank of vacant houses to promote rental of vacant houses.

Figure.2 shows the management system of "Housing support project in central areas". Local governments entrust private groups as for NPO to open the support center. The support center's jobs are to manage a bank of vacant houses and guide people who want to move in central areas. The system of a bank of vacant houses contains registering vacant houses, information services by

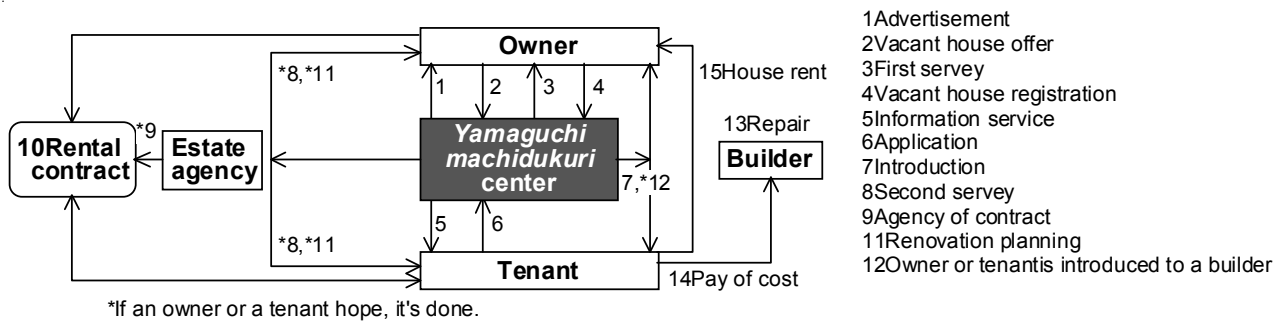


Fig.4 System flow-chart of Yamaguchi city

an internet or a ledger, introducing an owner to a tenant and supporting a contract.

Yamaguchi Prefecture entrusts organization which conducts evaluation and inspection about a house in Yamaguchi to open a website for spread and enlightenment of the project. The website inserts contents of the project, the bank system of vacant houses and case studies of a bank of vacant houses. And information services and recruitments of applicants to move to central areas are done. The organization communicates with a prefecture and Building Lots and Buildings Transaction Association and supports each support centers.

From the above, characteristics of the management system are jobs of support centers are reduced and high quality services are offered by sharing parts of the organization with support centers.

4. CASE STUDIES OF MODEL AREAS

4.1 YAMAGUCHI CITY: NPO "YAMAGUCHI MACHIDUKURI CENTER"

Yamaguchi city has entrusted to NPO "Yamaguchi machidukuri center" and "Housing support center in central areas" has been opened since 2005. NPO "Yamaguchi machidukuri center" has been formed by city officers and architects and building engineers associations etc and activated for long term since 1980. It was certified as NPO in 2000. Figure.3 shows the organization of the center at the beginning. Six sections were constructed as the substructure. At the beginning, object areas of

Table.2 Number of registered vacant houses in Yamaguchi city

Registration institutions	Yamaguchi machidukuri center	Estate agency	Sum
Type of building or land	Detached house	Detached house	
Central area	5	4	9 (81.8%)
Neighboring central area	1	1	2 (18.2%)
Sum	6 (54.5%)	5 (45.5%)	11

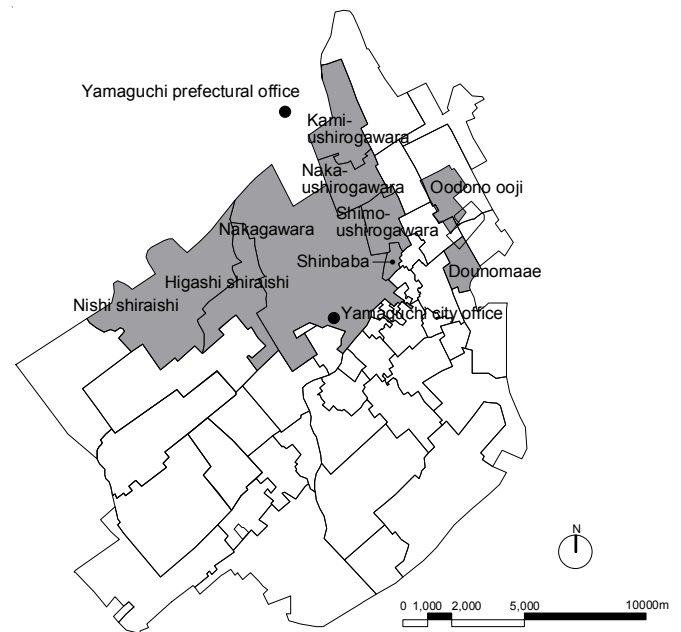


Fig.5 Registered areas of vacant houses in the central area of Yamaguchi city

the project were limited central areas. But the local government asked to include rural areas, so the object is all areas in Yamaguchi city. Commission costs are paid for guides of reusing vacant houses, registration and survey of vacant houses, information services and promotions by Yamaguchi city. But there are no commission costs since 2008.

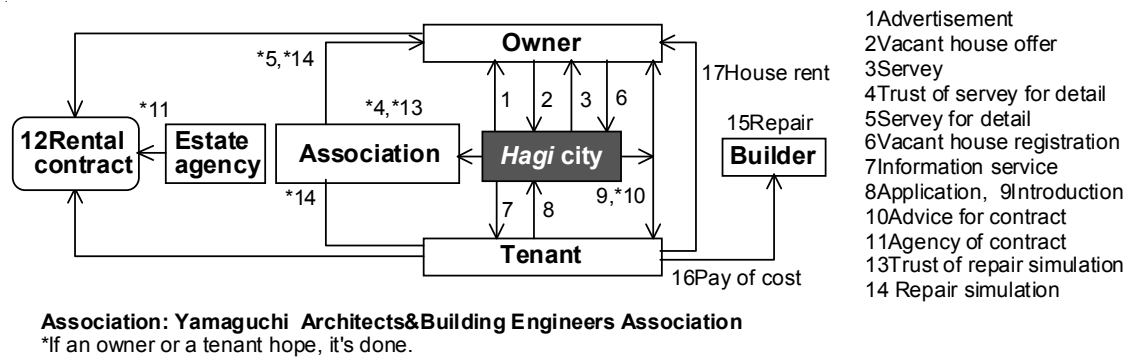


Fig.6 System flow-chart of *Hagi city*

Figure.3 shows the flow-chart of a bank of vacant houses. Because owner's personal information wasn't gotten from the local government, it was difficult to ask owners to rent vacant houses directly. Vacant houses are recruited by publicities, posters and websites. Vacant houses which were offered by owners are done first survey by architects. First survey is to take photographs and make a floor plan. The lease or the buying and selling intention from the owner is confirmed, and information is open to the public in a website. Information is disclosed if there is a publishing request about vacant houses which the real estate has jurisdiction. After an applicant who wants to rent a vacant house appeared, a staff introduces a tenant to an owner. If a tenant hopes to do detailed investigation, second investigation is done by tenant's paying. It judges whether aseismic reinforcement and repair of conveniences are necessary. An owner contracts with a tenant. It is possible to mediate by real estate agents if an owner or a tenant hopes. The center can plan repairs and introduce a builder, too.

Table.2 shows the number of registered vacant houses in *Yamaguchi* city and Figure.5 shows registered area of vacant houses. There are 80% of vacant houses in a central area. 6 vacant houses registered in the center and 5 houses registered in real estate agents, they are opened by internet. 2 vacant houses managed by the center and 3 houses

managed by real estate agents were reached a contract until May, 2009. It is problem that renting vacant houses don't promote, because owner's information can't be gotten for personal information. And more, residents have few understanding for this activity since the center is a private organization. After the trust project was finish, it's difficult to get costs to continue reusing vacant houses.

A characteristic of "Housing support center in central areas" is that architects are member of NPO. So it is possible to investigate vacant houses and plan a renovation by center's stuffs. The scale is small, but it is evaluated continuing the activity by citizens and technicians.

4.2 HAGI CITY: SOUGOU SEISAKU DIVISION

In *Hagi* city, because a regional group just has started activities, a local government has begun the project in all areas of *Hagi* city. It has prepared since 2006 and "Vacant house bank" was established on a website in August, 2006. *Hagi* city paid 680 thousand yen as the trust cost of "Housing support project for the elderly in central areas" in 2006. After 2007, "*Hagi* city Teiju adviser" was established in *Sougou seisaku* division and it manages "Vacant house bank" as a settlement promotion project.

Figure.6 shows the flow-chart of a bank of vacant houses. "Vacant house bank" is advertised

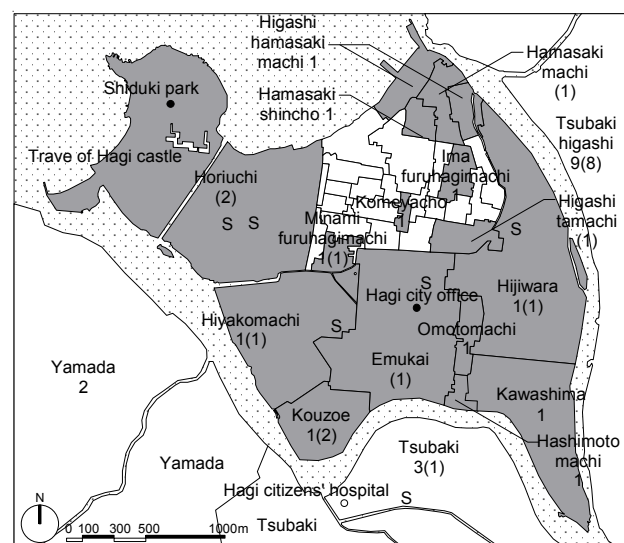
by publicity, website, cable TV and doing PR in the meeting of local governments and social workers. And also, the way of information services considered when and where publicity was given out. For example, pamphlets are given out in hotels at the homecoming season, the settlement conference in Osaka and Tokyo, and an alumni meeting of a high school in Tokyo. Vacant houses which owner offered are investigated by the local government or Yamaguchi prefecture Architects & Building Engineers Association and registered. Vacant houses are opened in website. Almost of real estate agents in *Hagi* city don't have a website, so vacant houses managed by real estate agents are inserted in a website of *Hagi* city. A tenant makes a contract with the owner directly. An owner or a tenant can entrust the association with the agency because *Hagi* city concludes an agreement with Yamaguchi Prefecture Building Lots and Buildings Transaction Association. Yamaguchi Prefecture Architect& Building Engineers is entrusted to "the improvement simulation business" which is proposing the improvement plan and calculating a repair cost. It can make a request free if an owner or a tenant hopes.

Table.3 and figure.7 show the number of registered vacant houses until March, 2009. There are 46 registered vacant houses in *Hagi* City. A central *Hagi* area has 9 vacant houses. Real estate agents manage 12/22 vacant houses in a central area. 23 vacant houses registered by *Hagi* city has been contracted since May, 2009. As for 16/23 houses, *Hagi* city managed to contract and 11/16 tenants are retired households. Characteristics of "Housing support center in central areas" in *Hagi* city are to entrust the investigation of vacant houses and the improvement simulation to architects and to connect with a government, real estate agents and Architect& Building Engineers.

More than sixty vacant houses are registered

Table.3 Number of registered vacant houses of *Hagi* city

Registration institutions	Hagi city	Estate agency					Sum
		Detached house	Detached house	Apart-ment	Condo minium	Rand	
Type of building or rand							
Hagi area	Central area	9	12	15	2	16	54 (43.5%)
	Neighboring central area	14	9	9	0	11	43 (34.7%)
	Outside of central area	8	0	0	0	1	9 (7.3%)
Tamagawa area	7						
Susa area	2						
Mutsumi area	1						
Fukue area	2						
Kawakami area	3	1				2	
Sum	46 (37.1%)	22 (17.7%)	24 (19.4%)	2 (1.6%)	30 (24.2%)	124	



(): the number of the vacant house managed by real estate agents
S: Elementery school, junior high school and high school

Fig.7 Registered areas of vacant houses in central area of *Hagi* city

though the collection of vacant houses is only giving out the handbill. It is evaluated that the regular public relations which it made use of various media and an opportunity for are connected with the offer of many vacant houses.

5. CONCLUSION

1) The unique suggestion of the project are "Housing support center in central areas" are established by private organizations in each local governments to support moving to central areas by making use of vacant houses. *Yamaguchi* prefecture

aims to reduce jobs of the center and offer full services by supporting each local government.

2) As for *Yamaguchi* city which NPO tackles the project, because architects are included in members, it is possible to investigate detail and plan repair. The registration of vacant houses hasn't proceeded, but it is evaluated that the project has been continued in the central area.

3) *Hagi* city which the local government tackles the project, giving out the regular handbill in the inside and outside of the city made the increase in the number of vacant house registration. That is the effect of the information power of the local government. And it is valued the role of the local government and specialty institutions is shared because real estate agents or architects support a contract and a repair planning.

From the above, it is considered that a local government and private organizations should make use of each advantage and share a role in order to heighten the effect of the project.

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