

# ANALYSIS OF SITE SELECTION FOR UTILIZATION OF VACANT HOUSES CONSIDERING REGIONAL CHARACTERISTICS

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## 1. INTRODUCTION

In recent years, due to the declining birthrate, aging population, and declining population, vacant houses in Japan have been increasing everywhere. As a measure against the problem of vacant houses, utilization of vacant houses is recommended by the national and local governments in Japan. On the other hand, there is a risk that non-sustainable utilization without anticipated demand or balance will be carried out. Therefore, it is necessary to thoroughly examine demand and sustainability after utilization.

Based on this social background in Japan, in this study, we aim to examine appropriate site location of vacant houses considering regional characteristics.

## 2. ANALYSIS OVERVIEW

In this study, we focused on Hatoyama Town, where the problem of vacant houses is occurring. Among them, we will be analyzed in Hatoyama New Town, where there are many vacant houses and elderly people.

The distance between the houses and the facility (day care facility and community salon facility,) and the area of the facilities were considered to calculate the customer attraction rate Wing Huff Model [1].

The cases considered were as follows. “Case1” is considered that only existing facilities in Hatoyama Town. “Case2” is considered that in which a vacant house is utilized in Hatoyama New Town with a low customer attraction rate by result of “Case1”. Figure1 shows the result of analysis for “Case1” and “Case2”. Comparing the result of “Case1” and “Case2”, it can be suggested that a certain number of customers are desired by utilizing the vacant house that had a low customer attraction rate in the above result.

In addition, a questionnaire survey on the situation of vacant house measures and utilization projects were conducted to Japan local governments (Figure 2). While utilizing vacant houses has been increasing rapidly in Japan, there are a lot of problems such as site selection, lack of financial resources. We aim to improve the efficiency of vacant house utilization in Japan by conducting a questionnaire survey and improving Huff Model.

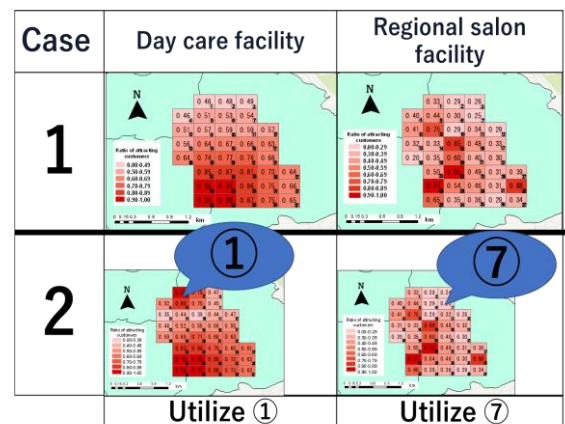


Figure1. Distribution of “Case1” and “Case2”

Figure2. Part of the questionnaire to the municipality

## 3. SUMMARY AND FUTURE WORKS

Through this questionnaire survey, we summarized the problem of vacant houses in Japan and statistically examined the patterns of success and failure when utilizing vacant houses.

## REFERENCES

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