1. NUMBER OF THE CONSTRUCTION TRADE

VALUE OF CONSTRUCTION WORKS EXECUTED

2. VALUE OF CONSTRUCTION PUBLIC WORKS STARTED

NUMBER OF NEWLY CONSTRUCTED HOUSES

1. Number of the Construction Trade

The number of licensed construction firms was 156,800 as of March 31, 1986. Of these, 155,700 firms had the Minister of Construction's authorization (16.8% general firms and 93.2% special firms). Out of the 155,700 license firms, there were 22,765 private contractors, accounting for 44.0% of the total. Converting the number of construction companies in terms of capital, there were 10,215 with less than W 1 million, 28,610 with W 1 million to W 10 million, 40,111 with W 10 million to W 50 million, 56,666 with W 50 million to W 100 million, and 4,280 with capital exceeding W 100 million.

Classified by prefecture, Tokyo had 24,681 construction firms which accounted for 40% of the total, followed by Osaka, Kanagawa Prefecture, and Hokkaido with 26,177. Tottori Prefecture had 2,208 firms, the smallest number in Japan.

The number of foreign construction firms applying for the Japanese construction license has also been increasing since 1982. In March 1986, 67 American, 4 Korean, 1 French and 1 Austrian were registered.

2. Value of Construction Works Executed

The value of construction works executed in the year from April 1, 1986 to March 31, 1986 was W 5,208,700 million. Of these, W 9,958,000 million were private contracts, including W 5,346,400 million for civil engineering works, W 7,103,000 million for building construction and W 8,188,000 million for the construction of machinery and equipment. The value of construction works contracted by the government and public agencies was W 5,209,000 million. The value of construction works by local government was W 3,306,000 million. For civil engineering works, W 7,103,000 million were building construction and W 8,188,000 million for the construction of machinery and equipment. Classified by prefecture, Tokyo accounted for W 1,070,000 million, 21.7% of the total amount. Second was Kanagawa with W 698,000 million, while the最少 was Tottori with W 908,000 million.

Classified by building, general Public Works Prefecture had the largest value for both construction companies and private companies and those commissioned by the government and public agencies. The former accounted for W 3,782,000 million and the latter for W 908,000 million. Kanagawa Prefecture ranked second for the value of construction contracts received from the government and public agencies which amounted to W 808,000 million, while Kanagawa Prefecture was second for the value of construction contracts commissioned by private companies, which amounted to W 1,220,000 million.

3. Value of Construction Public Works Started

The value of public works started during the year from April 1, 1986 to March 31, 1986 was W 8,810,000 million, or 97.5%, or 97.5% of the total works. The total number of public works started was 53,103. Both the number and value are the highest recorded.

Classified by type, road constructions numbered 5,024, and W 8,680,000 million accounted for 37.5% of the total value. Other works were as follows: sewage and parks, W 4,308,000 million (20.6%); the total works; agriculture, forestry and fisheries, W 6,806,000 million (11.5%); public works, W 1,600,000 million (9.6%); traffic; and hospital (2,989,000 million and W 2,989,000 million (10.7%) and houses and apartment, W 1,500,000 million (9.0%).

Classified by construction, the works contracted by prefectures amounted to 31.4% of the total; the works commissioned by the central government amounted to 11.1% of the value and 7.4% of the total number. The works commissioned by the local government amounted to 59.5% of the value and 8.6% of the total number, while those commissioned by the private sector accounted for 11.1% of the value and 7.4% of the total number.

Classified by valuation, the public works executed in the following three forms were the highest in terms of value: Tokyo, W 1,072,000 million; Kanagawa, W 790,000 million and Osaka, W 552,000 million. The following prefectures had the greatest activity: Hokkaido, W 808,000 million; Tokyo, W 562,000 million and Niigata, W 500 million.

3. Points of the Legend and Map Completion

This map shows the number of licensed construction firms as of March 31, 1986. Firms with a prefectural government's authorization are indicated according to their capital.

4. Number of Newly Constructed Houses

The total number of houses constructed between April 1, 1986 and March 31, 1986 was 1,725,000. The third largest number is in Japanese housing history following 1972 and 1973. Compared with former years, the rate of increase was 35.0%, the highest since 1971. The total floor area was 16,848,000 m².

Classifying the source of housing funds, 1,417,000 constructions were carried out by private funds, with a total area of 16,012,000 m²; construction carried out by public funds numbered 53,000 with a total area of 852,000 m².

The latter may be further classified as follows: 40,000 houses owned by public bodies, 14,900 houses with a total area of 1,296,000 m²; 4,400 houses with a total area of 59,000,000 m² provided by the Housing Loan Corporation, 2,049 houses with a total area of 1,705,000 m² constructed by the Japan Housing Corporation and another 36,000 houses with a total area of 2,103,000 m².

Concerning owner-occupied relations, new houses owned by the occupant dropped to less than 84,000,000 following 1981, but the number has increased to 92,000,000 with a total area of 21,000,000 m² since the reduction in interest rate. Of these, 51,000 were houses provided by the Housing Loan Corporation. The number of owner rents has been increasing to meet the need for property use as a renters to reduce taxes on surplus private funds. Moreover, an increase in the popularity of regrouping housing, centered around the younger generation, has also been a contributing factor. The number of new rental houses was 667,000 with a total area of 41,000,000 m², which is the highest in 30 years. 83,000 of these houses are managed by private funds. Owner-leased houses numbered 52,000, the total area of which was 153,000,000 m². Houses for sale also increased to total 266,000 with an area of 2,014,000,000 m². Of these, 31,000 were flats. The floor space per house and flat classified by users was as follows: 126 m² for houses owned by the occupant; 62 m² for rental houses; 56 m² for owner-leased houses and 84 m² for houses that are for sale in lots. The average area was 79.3 m².

Classified by prefecture, the largest number was in Tokyo with 272,000, followed by Kanagawa with 109,000, Tokushima with 12,000 and Tottori with 11,000.

4. Points of the Legend and Map Completion

This map shows the number of houses newly constructed by the source of funds and users. The number includes relinquishing of and addition to houses. Concerning the source of funds, ‘Private’ refers to houses built only by private funds. ‘Housing Loan Corporation’ refers to any house built by a loan from the Corporation, regardless of site. ‘Others’ refers to houses built by loans from producers based on the welfare pension, houses built for a governmental loan or loans from another national public body, and to houses built by the government and regional public bodies for public servants.

Concerning owner-occupant relations, ‘owned houses’ refers to houses built by the owners for themselves, while ‘owner-leased house’ refers to houses built by private enterprises or public organizations for their employees.

[Notes]
1. Data from Prefectural
2. Data from the Ministry of Construction

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