

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 510,000 as of March 31, 1988. Of these, 8,665 firms had the Minister of Construction's authorization (5,850 general firms and 4,965 special firms), while 501,654 firms had the authorization of a prefectural governor (489,774 general firms and 26,442 special firms). Of the licensed construction firms, there were 229,132 private constructors, accounting for 44.9% of the total. Concerning the number of construction corporations in terms of capital, there were 47,014 with less than ¥2 million; 92,763 with ¥2 million to ¥5 million; 64,772 with ¥5 million to ¥10 million; 68,068 with ¥10 million to ¥50 million; 4,675 with ¥50 million to ¥100 million; and 3,885 with capital exceeding ¥100 million.

Classified by prefecture, Tōkyō had 44,811 construction firms which accounted for 8.8% of the total, followed by Ōsaka with 42,101, Kanagawa with 26,616 and Hukuoka with 25,477. Tottori Prefecture had 2,356 firms, the smallest number in Japan.

The number of foreign construction firms applying for the Japanese construction license has been increasing since 1988. It had reached 18 firms (10 American, 6 Korean, 1 French and 1 Australian) as of July 31, 1989.

[Salient Points of the Legend and Map Compilation]

This map shows the number of licensed construction firms as of March 31, 1988. Firms with a prefectural governor's authorization are indicated according to their capital.

1. Value of Construction Works Executed

The value of construction works executed in the year from April 1987 to March 1988 was ¥53,600,000 million. Of these, ¥35,100,000 million were private commissions, including ¥5,300,000 million for civil engineering works, ¥26,100,000 million for building construction and ¥3,700,000 million for the construction of machinery and equipment. The value of construction works commissioned by the government and public agencies was ¥18,500,000 million. The value of construction works by kind was as follows: ¥12,700,000 million for civil engineering works, ¥5,100,000 million for building construction and ¥700,000 million for the construction of machinery and equipment.

Classified by prefecture, Tōkyō accounted for ¥7,600,000 million, 14.3% of the total amount. Second was Hokkaidō with ¥3,400,000 million, while the lowest was Tokushima with ¥220,000 million.

Classified by commissioner, Tōkyō Prefecture had the largest values for both constructions commissioned by private companies and those commissioned by the government and public agencies. The former amounted to ¥1,700,000 million and the latter to ¥6,000,000 million. Hokkaidō Prefecture ranked second for the value of constructions commissioned by the government and public agencies, which amounted to ¥1,600,000 million, while Kanagawa Prefecture was second for the value of constructions commissioned by private companies, which amounted to ¥2,400,000 million.

[Salient Points of the Legend and Map Compilation]

This map shows the value of constructions classified by the prefecture where the construction was carried out. Values are classified into those commissioned by the government and public agencies and those commissioned by private companies (including the U. S. Army stationed in Japan, foreign embassies and consulates, land readjustment associations, public corporations established by regional public bodies, etc.). The value represents the contractor's final cost, meaning the final cost of construction received directly from the commissioner.

2. Value of Construction Public Works Started

The value of the public works commenced during the one-year period from April 1987 to March 1988 was ¥12,600,000 million, of which 99.7% was done by contract. The total number of public works was 530,000. Both the number and value are the

highest recorded.

Classified by type, road constructions numbered 82,000 and at ¥3,400,000 million accounted for 27.2% of the total value. Other works were as follows: sewerage and parks-41,000 constructions and ¥1,600,000 million (12.6% of the total value); agriculture, forestry and fishery-65,000 constructions and ¥1,400,000 million (11.1%); erosion and flood control-53,000 constructions and ¥1,200,000 million (9.8%); schools and hospitals-25,000 constructions and ¥1,200,000 million (9.7%) and houses and lodgings-12,000 constructions and ¥620,000 million (4.9%).

Classified by commissioner, the works commissioned by prefectures amounted to 34.6% of the total value of works commenced and 36.6% of the total number. The works commissioned by Si, Ku (Tōkyō only), Mati and Mura accounted for 31.4% of the value and 42% of the total number, while those commissioned by the government accounted for 12.1% of the value and 7.4% of the total number.

Classified by prefecture, the public works carried out in the following three prefectures were the highest in terms of value: Tōkyō, ¥1,200,000 million; Hokkaidō, ¥1,200,000 million and Ōsaka, ¥537,000 million. The following prefectures had the greatest numbers of public works: Hokkaidō, 43,000; Tōkyō, 25,000 and Niigata, 24,000.

[Salient Points of the Legend and Map Compilation]

This map shows the value of public works commenced, classified by the prefecture where they were executed. The value stands for the estimated value of the total construction costs, consisting of the contracting charge, the direct cost of construction and the estimated value of materials supplied free of charge.

2. Number of Newly Constructed Houses

The total number of houses constructed between April 1987 and March 1988 was 1,729,000, the third largest number in Japanese housing history following 1972 and 1973. Compared with former years, the rate of increase was 23.5%, the highest thus far. The total floor space was 137,040,000 m<sup>2</sup>.

Considering the source of construction funds, 1,167,000 constructions were carried out by private funds, with a total area of 76,612,000 m<sup>2</sup>; constructions carried out by public funds numbered 562,000 with a total area of 60,424,000 m<sup>2</sup>. The latter may be further classified as follows: 42,000 houses owned by public bodies (rental houses) with a total area of 2,856,000 m<sup>2</sup>; 464,000 houses with a total area of 53,099,000 m<sup>2</sup> provided by the Housing Loan Corporation; 20,000 houses with a total

area of 1,535,000 m<sup>2</sup> constructed by the Japan Housing Corporation and another 36,000 houses with a total area of 2,393,000 m<sup>2</sup>.

Concerning owner-occupant relations, new houses owned by the occupant dropped to less than 500,000 following 1983, but the number has increased to 563,000 houses with a total area of 73,485,000 m<sup>2</sup> since the reduction in interest rates. Of these, 55.1% were houses provided by the Housing Loan Corporation. The number of owners of rental houses has been increasing to meet the need for property use and as a means to reduce taxes on surplus private funds. Moreover, an increase in the population requiring housing, centered around the younger generation, has also been a contributing factor. The number of new rental houses was 887,000 with a total area of 40,109,000 m<sup>2</sup>, which is the highest to date; 86.9% of these houses are managed by private funds. Employer-issued houses numbered 23,000, the total area of which was 1,851,000 m<sup>2</sup>. Houses and flats for sale in lots totaled 256,000, with an area of 21,591,000 m<sup>2</sup>. Of these, 55.1% were flats. The floor space per house and flat classified by users was as follows: 130.6 m<sup>2</sup> for houses owned by the occupant; 45.2 m<sup>2</sup> for rental houses; 80.9 m<sup>2</sup> for employer-issued houses and 84.4 m<sup>2</sup> for houses and flats for sale in lots. The average area was 79.3 m<sup>2</sup>.

Classified by prefecture, the largest number was in Tōkyō with 235,000, followed by Kanagawa with 150,000, Saitama with 127,000, Ōsaka with 114,000 and Tiba with 104,000.

[Salient Points of the Legend and Map Compilation]

This map shows the number of houses newly constructed by the source of funds and users. The number includes enlarging of and alterations 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 size. 'Others' refers to houses built by loans from prefectures based on the welfare pension, houses built by a governmental loan or loans from another regional 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 'employer-issued houses' refers to houses built by private enterprises or public organizations for their employees.

[Sources]

1. Data from Prefectural
2. Data from the Ministry of Construction
3. Ministry of Construction, *Construction Handbook*, 1989
4. Ministry of Construction, *Report on the Statistical Survey of Construction Work Executed*, 1987
5. Ministry of Construction, *Annual Report on Statistics of Public Construction Works Started*, 1987





