

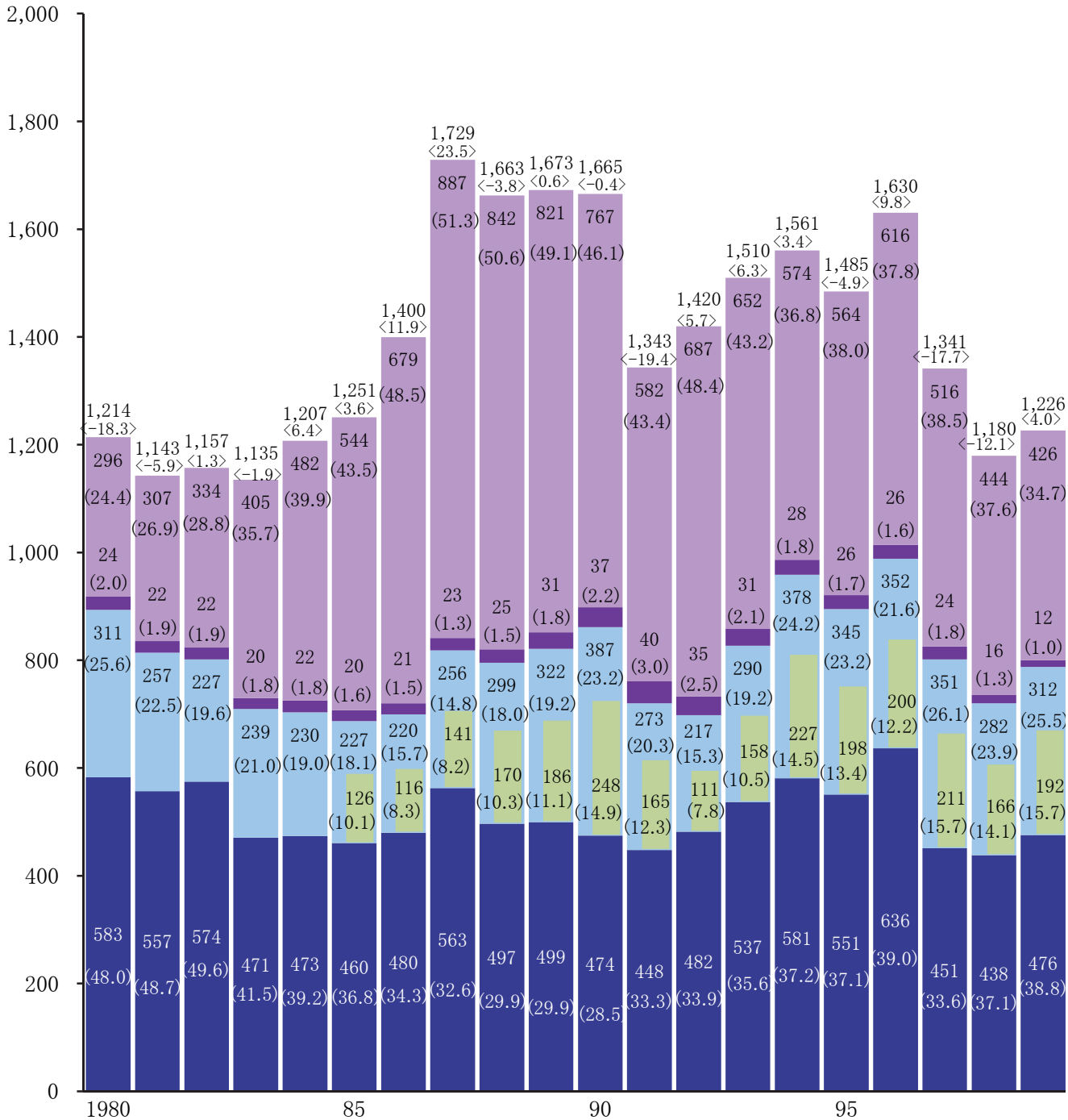
2. 住宅建設 House Construction

(1) 新設住宅着工 Housing Starts

① 利用関係別着工戸数(長期推移)

New Construction Starts of Dwellings by Owner Occupant Relation (Long-term Transition)

(千戸 1,000 units)



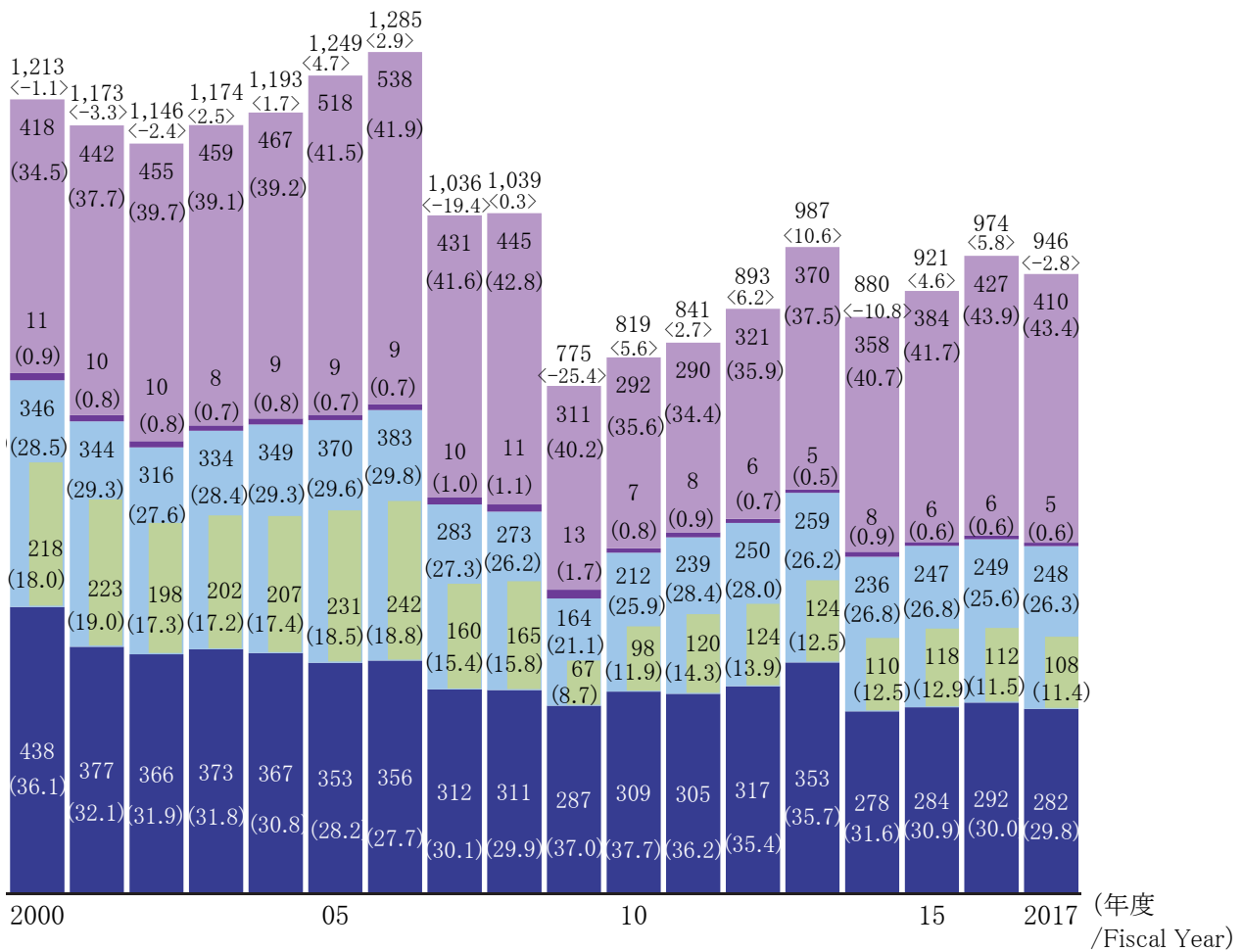
▶ 国土交通省「住宅着工統計」より作成。

注：(1) ()内は利用関係別構成比。< >内は前年度比伸び率。(単位：%)

年度は4月1日より翌年3月31日までである。

(2) 給与住宅とは、会社、官公署、学校等がその社員、職員、教員等を居住させる目的で建築するものをいう。

- 貸 家 Rented
- 給与住宅 Issued
- 分譲住宅 Built for Sale
 - うちマンション Condominium
- 持 家 Owned



Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) (): percentage distributions of the total, < >: percentage changes from the previous fiscal year
 Fiscal year starts on April 1 and ends on March 31 the following year.

(2) Issued: Housing built for their employees by companies, public government organizations and schools

② プレハブ住宅・ツーバイフォー住宅 Prefabricated and Two-by-Four Dwellings

(単位:千戸、in 1,000 units)

年度 Fiscal Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
新設住宅着工戸数 Total Housing Starts	1,174	1,193	1,249	1,285	1,036	1,039	775	819	841	893	987	880	921	974	946
プレハブ住宅 Prefabricated	159	160	157	160	147	149	124	126	128	134	150	140	143	148	136
木造 Wooden	23	22	21	20	18	17	14	14	15	15	17	15	14	14	13
鉄骨造 Steel frame reinforced	131	134	131	135	124	128	107	109	111	116	130	122	125	130	121
鉄筋コンクリート造 Reinforced concrete	5	4	5	4	5	4	3	3	3	3	3	4	4	4	2
ツーバイフォー住宅 Two-by-Four	84	91	98	106	99	104	93	97	99	110	121	112	115	124	120

▶ 国土交通省「住宅着工統計」より作成。

Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

(参考) 住宅建設会社の実績 Performance of Housing Construction Companies

(単位:戸 in Units)

社名 Company	発売戸数 Total Housing Sales	2012	2013	2014	2015	2016	2017
大和ハウス工業 Daiwa House Industry Co.,Ltd.		43,203	46,018	49,087	51,207	54,925	51,641 (-6.0%)
積水ハウス Sekisui House, Ltd.		45,098	49,752	51,225	48,245	49,563	47,415 (-4.3%)
旭化成ホームズ Asahi Kasei Homes Corp.		15,791	16,973	18,064	19,057	17,661	16,672 (-5.6%)
パナホーム Pana Home Corp.		10,446	11,758	12,820	12,463	12,556	10,985 (-12.5%)
積水化学工業住宅カンパニー Sekisui Chemical, Housing Segment 注(2)		13,860	14,510	14,490	13,380	13,620	10,820 (-)
ミサワホーム Misawa Homes Co.,Ltd.		13,130	12,411	12,116	11,504	11,208	10,640 (-5.1%)
住友林業住宅事業 注(3) Sumitomo Forestry Co.,Ltd. Housing Segment		10,111	10,609	10,029	9,589	9,941	9,217 (-7.3%)
トヨタホーム 注(3) Toyota Housing Corp.		5,878	6,270	5,935	5,751	6,240	5,621 (-9.9%)
三井ホーム Mitsui Home Co.,Ltd.		5,540	5,738	5,897	5,257	5,167	4,748 (-8.1%)

▶ (株)住宅産業新聞社「住宅産業新聞」より作成。

注：(1) ()内は前会計年度からの増減率。

(2) 積水化学工業住宅カンパニーは2016年度以前は戸数、2017年度は棟数で集計

(3) 住友林業とトヨタホームは連結決算、他社は単体決算。

(4) ミサワホームの戸数は2012年度まではディーラー段階での受注ベース、2013年度以降は売上戸数。

Prepared based on "Weekly Housing Industry News" by the Housing Industry News K.K.

Notes: (1)(): percentage changes from the previous fiscal year

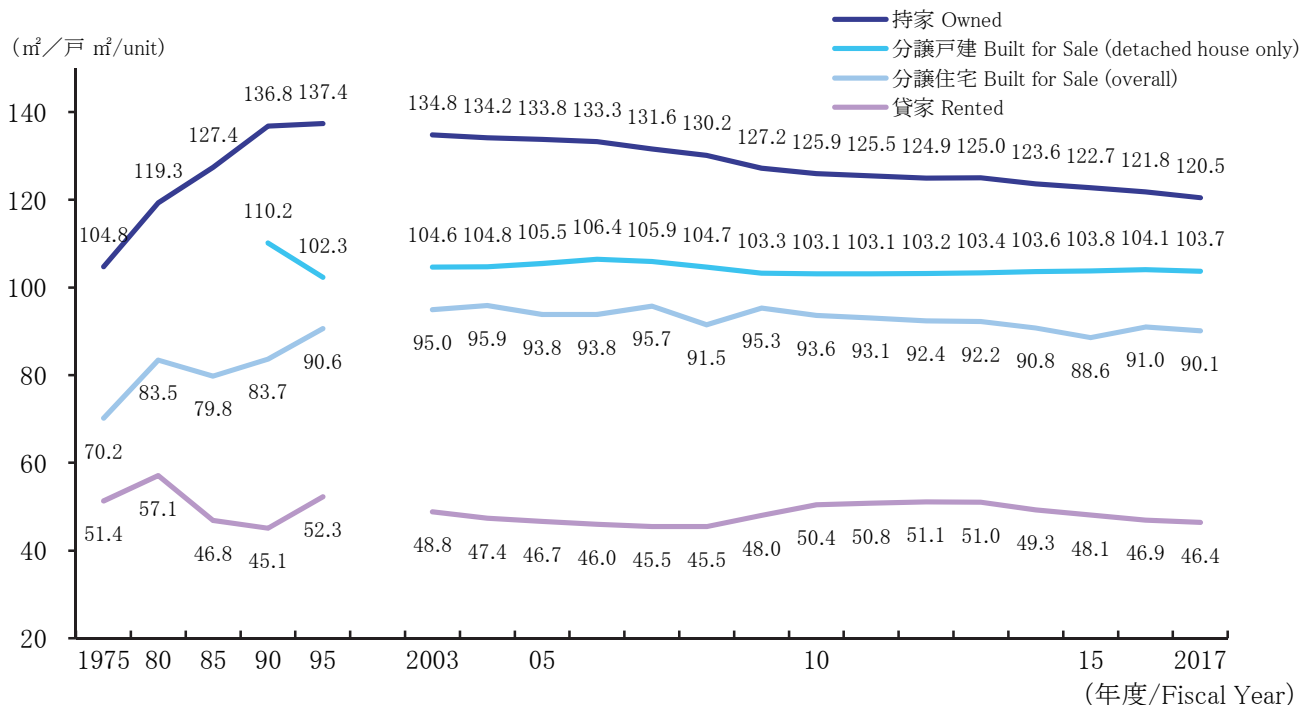
(2) Figures for Sekisui Chemical, Housing Segment until FY2016 are as of householeds, but that of FY2017 is as of buildings.

(3) Figures for Sumitomo Forestry and Toyota Housing are consolidated base, others are non-consolidated base.

(4) Figures for Misawa are order-received base before FY2012, sales base on FY2013 and after.

③ 利用関係別の平均床面積

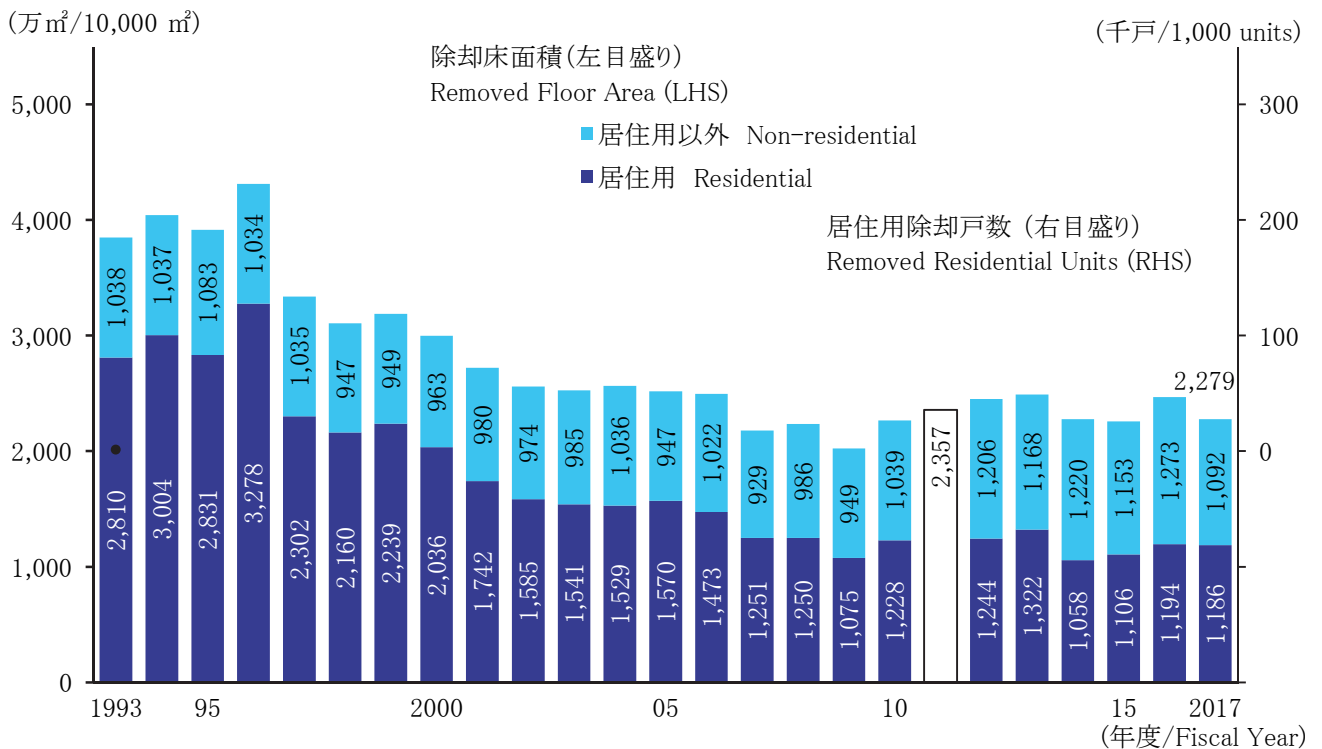
Floor Area per Dwelling Unit by Owner Occupant Relation



▶ 国土交通省「住宅着工統計」より作成。

Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

④ 除却建築物の床面積 Floor Area of Removed Buildings



▶ 国土交通省「建築物滅失統計調査」より作成。

注：2011年は、東日本大震災の影響により集計不能の地域がある。また、除却床面積を居住用と居住用以外に区分することができない。

Prepared based on "Survey of Building Destruction" by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: Some areas could not be covered due to the repercussions of the Great East Japan Earthquake in 2011.

As for the removed area included in the tally, it is impossible to separate one for residential use from the other for non-residential use.

⑤ 新設住宅に占める再建築率 Reconstruction Rate of Housing Starts

(単位: %、戸 in %, units)

年度 Fiscal Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
											新設住宅 着工戸数 Housing Starts Total	再建築 戸数 Recon- structed Units	再建築率 (%) Recon- struction Rate
再建築率(%) Reconstruction Rate											A	B	B/A
全国計 National Total	11.0	10.8	10.8	11.6	11.2	11.2	10.6	10.5	9.1	8.4	974,137	77,134	7.9
持家 Owned	20.4	19.3	18.4	16.2	15.4	15.9	15.1	15.2	13.3	11.9	291,783	33,470	11.5
貸家 Rented	11.0	10.2	10.6	12.1	13.0	13.0	12.2	12.0	10.9	10.4	427,275	40,093	9.4
分譲住宅 Built for Sale	2.5	2.2	1.9	2.1	2.1	3.1	2.7	1.7	1.3	1.4	249,286	3,074	1.2
首都圏 Greater Tokyo Area	13.9	13.5	13.6	14.0	13.6	14.4	13.8	13.6	12.1	11.6	343,148	35,673	10.4
持家 Owned	28.0	26.7	25.5	20.8	20.7	21.8	22.0	22.7	20.5	18.3	59,672	10,322	17.3
貸家 Rented	20.1	18.5	18.4	18.5	20.5	20.7	19.7	19.2	17.9	17.2	153,742	22,908	14.9
分譲住宅 Built for Sale	3.2	2.6	2.6	2.1	2.4	4.9	4.2	2.5	1.9	1.9	128,393	2,244	1.7
近畿圏 Greater Osaka Area	8.4	8.9	9.2	10.7	8.9	8.3	8.6	8.2	6.7	6.1	141,981	8,812	6.2
持家 Owned	21.5	21.1	20.3	17.9	16.9	16.9	16.4	16.1	14.0	13.2	36,578	4,661	12.7
貸家 Rented	7.5	8.5	8.8	10.3	9.6	8.7	9.1	8.8	7.1	6.0	59,866	3,483	5.8
分譲住宅 Built for Sale	2.1	1.7	1.4	3.6	1.5	1.0	1.7	1.4	1.0	0.9	45,012	606	1.3
中部圏 Chubu Area	9.9	9.6	9.5	11.7	12.0	10.5	11.0	10.7	9.4	9.0	108,451	9,723	9.0
持家 Owned	18.7	17.9	17.6	16.7	15.4	14.4	14.5	14.6	12.9	11.4	43,926	4,809	10.9
貸家 Rented	6.4	6.2	6.3	10.1	11.9	10.8	12.7	11.9	10.8	11.8	40,915	4,786	11.7
分譲住宅 Built for Sale	1.1	1.6	1.6	0.9	2.9	0.9	0.1	0.0	0.4	0.1	23,152	55	0.2
地方圏 Others	10.0	9.7	9.1	9.7	9.4	9.6	8.3	8.6	7.1	6.4	380,557	22,926	6.0
持家 Owned	17.3	16.1	14.9	13.2	12.5	13.4	11.9	12.0	10.3	9.1	151,607	13,678	9.0
貸家 Rented	7.2	6.5	6.3	7.4	7.4	7.7	6.7	7.1	6.2	5.7	172,752	8,916	5.2
分譲住宅 Built for Sale	1.6	2.0	0.8	0.6	1.2	1.0	0.6	0.8	0.4	1.1	52,729	169	0.3

▶ 国土交通省「住宅着工統計における再建築状況の概要」より作成。

注：(1) 再建築とは、既存住宅の全部または一部を除去し、引き続き当該敷地内において住宅を着工すること。

(2) 首都圏・・・東京都、神奈川県、埼玉県、千葉県

近畿圏・・・大阪府、京都府、兵庫県、滋賀県、奈良県、和歌山県

中部圏・・・愛知県、三重県、岐阜県、静岡県

地方圏・・・上記以外の地域

Prepared based on "Housing Starts" by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) Reconstruction is defined as eliminating an existing house entirely or partially to build a new house within the same sites.

(2) Greater Tokyo Area: Tokyo Metropolitan, Kanagawa, Saitama and Chiba Prefectures

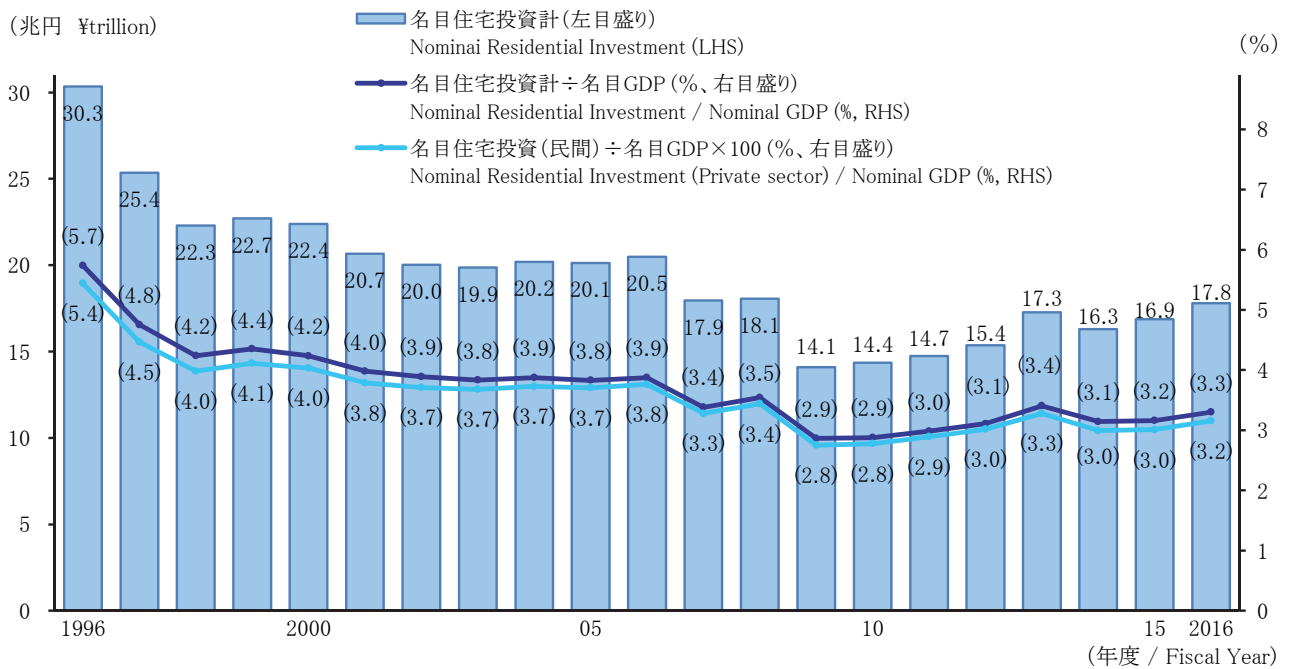
Greater Osaka Area: Osaka, Kyoto, Hyogo, Shiga, Nara, Wakayama Prefectures

Chubu Area: Aichi, Mie, Gifu, Shizuoka Prefectures

Others: Other than the areas above

(2) 住宅投資 Residential Investment

① 住宅投資額(GDP比) Residential Investment (percent of GDP)

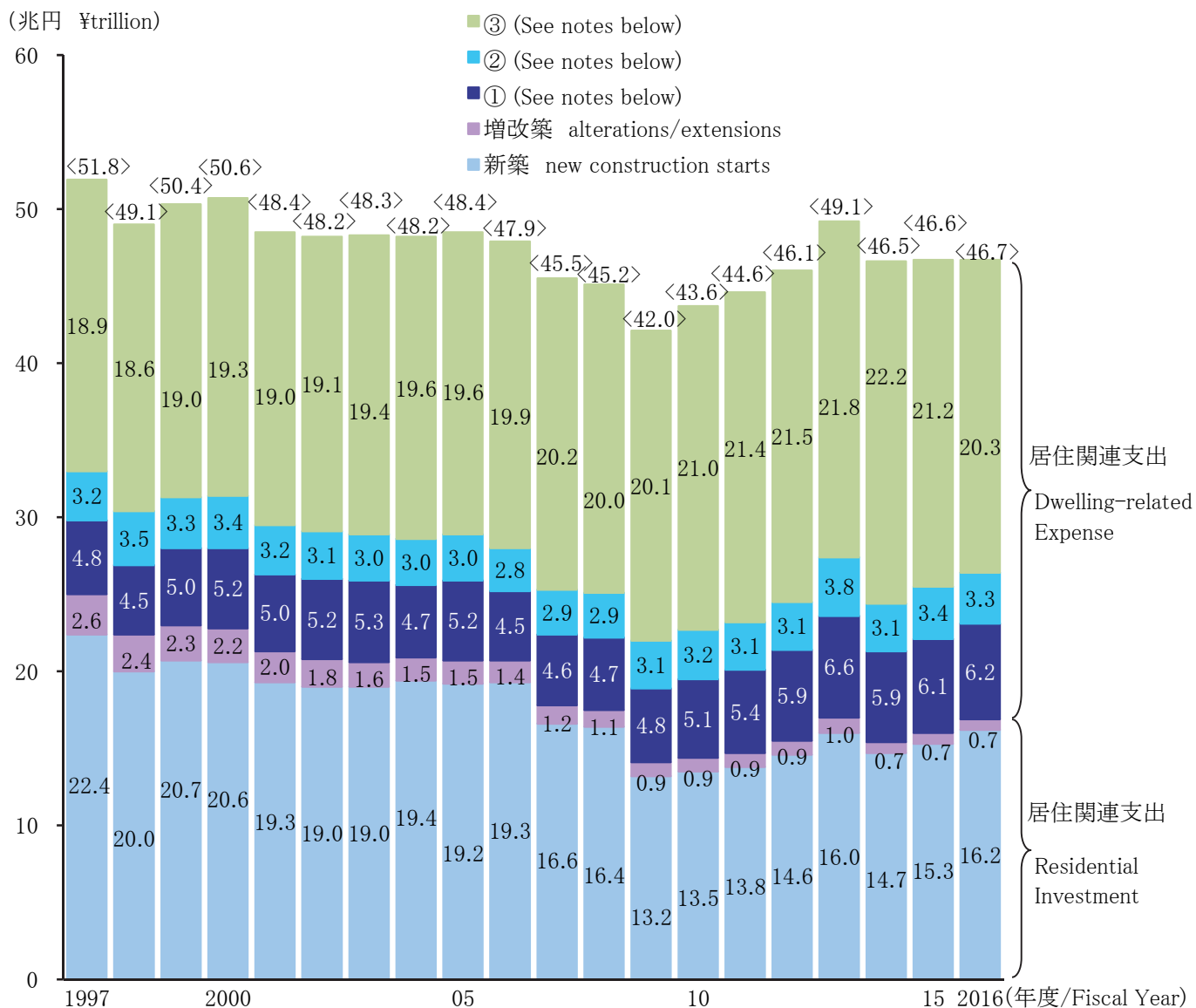


▶ 内閣府「2016年度 国民経済計算年次推計(2011年基準)」より作成。

Prepared based on "Annual Report on National Accounts for 2016 (Benchmark Year Revision of 2011)" by the Cabinet Office.

② 住宅投資および居住関連支出の内訳

Breakdown of Housing Investment and Dwelling-related Expenses



▶ 国土交通省「住宅経済データ集」より作成。

注：(1) 金額は名目値である。

(2) 居住関連支出 ①:「設備修繕・維持」、②:「家庭用耐久財」「室内装備・装飾品」「寝具類」

③:「家賃地代」「光熱・水道」

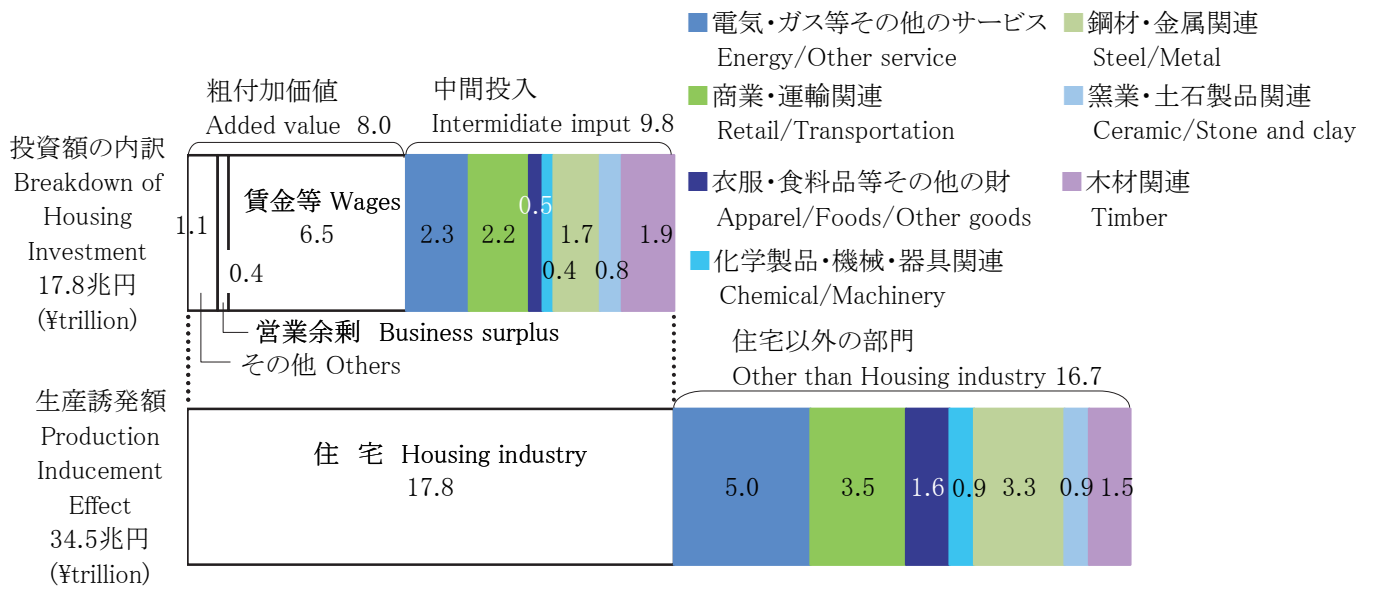
Prepared based on “Housing Economics Data Book” by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: (1) These figures are nominal value.

(2) Expense ① Repairs & maintenance, ② “Household durable goods”, “Interior furnishings & decorations” and Bedding, ③ “Rents for dwelling & land”, “Fuel, light & water charges”

③ 住宅関連産業の生産誘発効果

Production Inducement Effect of the Housing-related Industries



▶ 国土交通省「住宅経済データ集」より作成。

注：2016年度実績の名目値である。

Prepared based on “Housing Economics Data Book” by the Ministry of Land, Infrastructure, Transport and Tourism.

Notes: These figures are the results of nominal value in 2016 Fiscal year.