

INFORMATION SERVICE SYSTEM OF VACANT HOUSE IN RURAL AREAS CASE STUDY ON WEST JAPAN

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ABSTRACT: The managing and reuse of vacant houses in sparsely-populated rural areas is an important issue. Recently, the intention of country life has got strong, and the people turned from city to country have been increasing. From the background, local government has started the project of making use of vacant house as the residence for them. The purpose of this study is to introduce a sustainable system of vacant house renovation which can possibly be adapted to various areas. This paper focuses on the information service type which is most generally system in recent years. Project forms have been classified, and the characteristics and differences of the system have been explored. The findings are as follows. The information service is divided into two stages: the stage of the open information service on the Internet, and the closed system that needs the registration of both owners and users. The registration secures the registrants' privacy and provides high quality information. Because agency business itself by the public organization is restricted in system, the form that the government cooperates with the estate agent, and the investigation of vacant house and agency business are entrusted is effective.

KEYWORDS: Vacant House Renovation, Information Service

1. INTRODUCTION

After the increase in migration candidate from city to rural areas, "Reuse project of vacant house" has been started by many local governments, and it is being watched as the effective reuse plan of vacant house, on one side, the vacant house exists in many, but the offer hasn't proceeded. The main factors are as follows, (1) comparing with city area, the real estate business is un-developed in rural area, the level of supply frequency of vacant house to the rental market is low: The market circulation of vacant house. (2) Because of the progress of decaying and necessity of equipment renewal, the improvement charge to take the condition to live: Improvement charge supply. (3) Constructing the

reliance of owner and tenant is difficult: construction of reliance. (4) It is negative toward the lending service of privately owned house by the temporary use by owner, the installation of Buddhist family altar, mortuary tablet and furniture storage and so on landlords self-reason.

The information service of vacant house is grappling in most local governments with the aim of market circulation of vacant house. For the subject of the improvement charge supply, the project that local government allows a subsidy for the improvement fee is begun in accordance with information service. It shows a tendency to increase recently in small number. Moreover, the project that local government takes over an individual vacant house and to lend it after improvement by making the most of subsidy

from the prefecture affiliated organization is grappling in Shimane Prefecture. The present project forms are classified into 3 types: "Information service" type, "Information service + Subsidy" type and "Requisition + Subsidy" type.

In this paper, it pays attention to the most general "Information service" type, the effect of the promotion of market circulation of vacant house and construction of trust with owner and tenant is explained with the analysis of project system and putting subjects toward the future development is aimed at.

2. THE METHOD OF STUDY

At first, the official homepage of all the local governments of Nishi Nihon area is referred to, and the government grappling with the reuse project of vacant house is extracted, in the next, the classification of the system is done due to the existence of registration of vacant house and applicant for use and the connection with real estate and house dealer, and those characteristics are put in order. A result of hearing investigation of the model case is added more, and the evaluation of information service system of vacant house and the subject toward the future project development is extracted. The method of investigation is shown in Table 1.

3. INFORMATION SERVICE SYSTEM OF VACANT HOUSE

3.1 Classification of system

The difference of system is examined in the contents of provided vacant house information and the method of lease contract and so on, and it seems to influence the contents of support. The difference in system is the existence of registration application forms that applicant for use or vacant house owner submits to local government, and the connection with real estate or house dealer.

The system is classified into 4 types, "Information service" type that holds only the information service of the vacant house, "Real estate connection" type that the local government does information service, and the technical investigation of vacant house and the agency for the contract is entrusted to the estate agent, "Registration system" type to set up a use applicant and vacant house owner's registration system and to manage information monistically and "Registration system + Real estate connection" type that the connection with estate agent and the registration system are used with together (Fig.1,2).

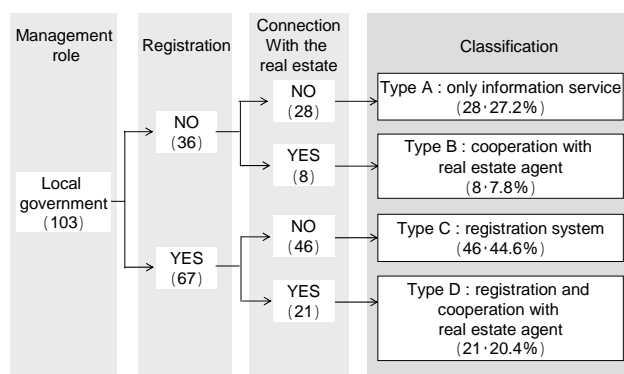


Fig.1 Classification of information service

Table.1 Outline of the survey

Method	Contents	Object	Period
Home page	Connection with the real estate	Nishi Nihon (454 local governments)	2008.6-11
	Registration system of the vacant house		
	Registration system of the people who hope to rent a vacant house		
	The year of merger		
Mail, Telephone	The kind of the offered information	103 local governments where the project is done in Nishi Nihon	2009.1
	Start year of the business		
Hearing	The number of the reached contract	Abu town, Yamaguchi Pre. Mine city, Yamaguchi Pre. Shunan city, Yamaguchi Pre.	2008.11-12
	The back ground and purpose of the project		
	The way to collect the information of the vacant house		
	Contract method and contents of the repair		
	The area where it lived before the tenant, and family composition		

There are many cases that it adopts "two-step information service" form that a general release by the Internet and details information service at the window are held in the information service method, and especially this tendency is strong with the case that keeps in touch with estate agent(Fig.3). By making use of Internet, local government can provide information for more applicants for use with general release of information, and the applicant can get plural information easily.

3.2 "Information service" type

This is the typical system of the information service, and about 30% of local governments correspond to the system. "Two-step information service" type has 17 cases and "Direct inquiry", has 11 cases, and the rate of "Direct inquiry" occupies the highest in four information system types.

Actual results are shown in Table.2. There are many local governments with no number of actual results and record of the start year, public office often had the inquiry of migration or vacant house before the project start, there were details that coped with it by introducing the estate agent, and staff of government searched the vacant house through the acquaintance, the project appeared on the nature, there are many cases that hasn't grasped the start year, and the government isn't concerned after the vacant house information service, the number of actual results isn't grasped including the result, either.

There are many actual results with 70 cases though Unnan City has started the project since 2005. In case that the vacant house is invited, the invitation message is known well through the appeal by the cable television, the local council and so on, and two settlement promotion staffs of part-time engagement go to the area directly, vacant house investigation is done, and the offer is suggested to the owner. At Kokonoe town and Ojika town, the project started from 1995 and 1996, the long

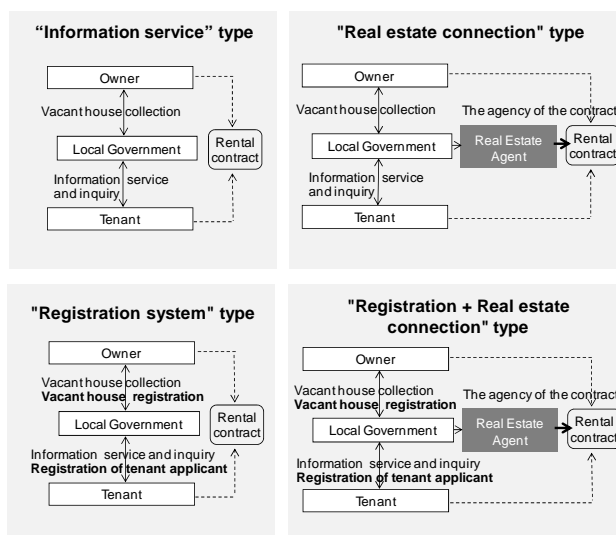


Fig.2 System flow-chart

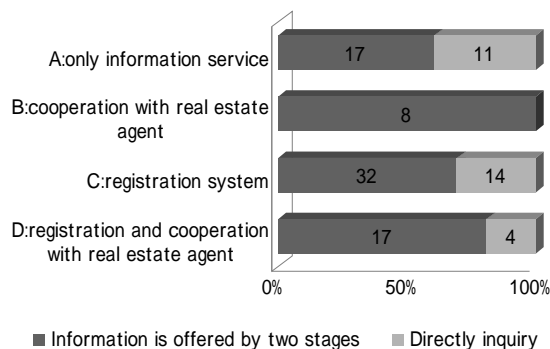


Fig.3 The method of information service

Table.2 Outline of the governments ("Information service" type)

Method *1	Pre.	Local government	Total *2	Number *3	Results *4	Opening year	Merging year
1	Yamaguchi	Shimonoseki city	-	-	1	2005	2005.2.13
2		Atoh town	41	-	8	2005	1955
3	Tottori	Nanbu town	-	0	10	No record	2004.10.1
4		Hino town	-	-	8	2006	1959
5	Shimane	Unnan city	98	28	70	2005	2004.1
6		Ohita	-	-	5	2007.1	2005.3.31
7	Nagasaki	Ojika town	28	6	24	1996	1940
8		Kagoshima	Nakatane town	0	0	0	No record
9	Kumamoto	Kamiyamakusa city	1	0	0	2007	2004.3.31
10		Geisei village	-	-	No	2006	1955
11	Kohchi	Nakatosa town	24	10	7	2006	2006.1.1
12		Yasugi town	-	10	0	2007	2004.10.1
13	Shimane	Misato town	21	11	6	No record	2004.10.1
14		Ohman town	8	6	7	2007.3	2004.10.1
15		Tsuwano town	13	7	4	2006.1	2005.9.25
16	Ohita	Kumisaki city	28	14	4	2006	2006.3.31
17		Kokonoe	10	4	50	1995	1955
18	Fukuoka	Bungoohno city	9	5	4	2006	2005.3.31
19		Kuroqi town	18	3	9	2004	2010
20	Miyazaki	Kitagoh town	20	7	13	2007	2009
21		Kagoshima	Kamoh town	28	17	No record	2004
22	Kumamoto	Mizukami village	0	0	0	2006	1895
23		Ehime	Kumakohgen town	20	14	3	2007.1
24	Tokushima	Minami town	3	1	1	2007.1	2006.3.31
25		Naka town	-	9	2	2006.12	2005.3.1
26	Kagawa	Mima town	13	8	2	2007	2005.3.1
27		Naojima town	-	2	-	2005	1954
28	Kohchi	Susaki town	1	1	0	2007.4	1954

*1The method of information service

*3The number of vacant houses

*2The number of total vacant houses

*4The number of results

continuation of the project has been connected with high actual results, the appeal for the collection of vacant house is made regularly in the public information paper.

From the above, the "information service" type can be grasped easily for local government, the information gathering of vacant house is needed to give the actual results through the public information and field investigations, and it is important to work on the local council and residents. Due to the repetition of this work, understanding to the inhabitant's vacant house use is deepened, and the posture which is negative toward the offer of vacant house can be eased, too.

3.3 "Real estate connection" type

Local government takes charge of the collection and offer of vacant house information, and the real estate or house dealer who had been entrusted by the government takes charge of the vacant house investigation and agency of contract. A feeling of relief is specially given to owner by the estate agent's mediating owner and applicant for use, and it is useful for trust construction related to both. Though there are a few 8 cases, it is the new type started in this several years.

Actual results are shown in Table.3. Seventeen actual results has been given in *Shinkamigoto* town, "Country life experience tour" is held in accordance with the guidance of the island to applicant for use except for the vacant house reuse project. Other governments repair for the migration experience monitor house and the experience tour, too, and there are many cases that the government is working on the applicant for use actively.

3.4 "Registration system" type

The registration system that applicant for use or vacant house owner submits the designated registration application form to the government is

Table.3 Outline of the governments
("Real estate connection" type)

Method *1	Pre.	Local government	Total *2	Number *3	Results *4	Opening year	Mergering year
1	Two-step information service	Hiroshima Edashima city	13	13	4	2007.3	2004.11.1
2		Matsue city	24	5	11	2006	2005.3.31
3		Shimane Kawamoto town	8	7	1	2008.6	1927
4		Nagasaki Shinkamigoto town	35	16	17	2005	2004.8.1
5		Hirado city	15	10	4	2006	2005.10.1
6		Kumamoto Kikuchi city	-	2	-	2002	2005.3.22
7		Kohchi Ohtoyo town	47	5	4	2005.4	1972
8		Nahari town	7	3	3	2006	2005

*1The method of information service

*3The number of vacant houses

*2The number of total vacant houses

*4The number of results

Table.4 Outline of the governments
("Registration system" type)

Method *1	Pre.	Local government	Total *2	Number *3	Results *4	Opening year	Mergering year
1	Direct inquiry	Tottori Nichinan town	-	10	3	2006	1959
2		Yazu town	-	5	1	2006	2005.3.31
3		Hiroshima Onomichi city	41	15	11	2002.6	2006.1.10
4		Shimane Ama town	6	3	3	2004	1969
5		Ohita Nakatsu city	5	4	0	2007	2005.3.1
6		Tsukumi city	4	4	8	2008	1951
7		Nagasaki Tsushima city	7	0	1	2006	2004.3.1
8		Unzan city	-	-	0	2007	2005.10.11
9		Fukuoka Shima town	0	0	0	2005	2010
10		Kagoshima Setouchi town	8	-	3	2007	1956
11		Ehime Kihoku town	-	-	2	2006	2005.1.1
12		Awa town	1	1	0	2007	2005.4.1
13		Tokushima Yoshinogawa city	3	0	0	2007	2004.10.1
14		Sanagouchi village	0	0	1	2007	1889
15		Yamaguchi Abu town	24	12	9	2007.7	1955
16		Akitakata city	15	5	6	2005	2004.3.10
17		Hiroshima Akiolta town	31	13	19	2006	2004.10.1
18	Mihara city	30	1	24	1987	2005	
19	Miyoshi city	10	5	4	2007	2004.4	
20	Iwami city	13	1	2	2003	1954	
21	Tottori Daisen town	9	8	1	2007	2005.3.28	
22	Hokuei town	26	9	17	2007.8	2005.10.1	
23	Ibara city	4	1	2	2008	2005.3.1	
24	Takahashi city	14	7	8	2006	2004.10.1	
25	Okayama Setouchi city	-	3	2	2006	2004.11.1	
26	Yakake town	-	1	2	2005	1961	
27	Tamano city	5	1	4	2002	1974	
28	Shimane Masuga city	6	2	4	2008	2004.11.1	
29	linan town	35	17	5	2007	2005.1	
30	Ohita Taketa city	44	17	18	2005	2005.4.1	
31	Bungotakada city	37	11	15	2006	2005.3.31	
32	Kusu town	10	2	7	2003	1955.3.1	
33	Iki city	7	2	2	2006	2004.3.1	
34	Nagasaki Seikai city	11	2	7	2005	2005.4.1	
35	Minamishimabara city	6	5	1	2007	2006.3.31	
36	Miyazaki Hinokage town	1	0	1	2008.4	1956	
37	Misato town	19	13	6	2006	2006.1.1	
38	Ijoh town	2	0	1	2008.4.1	1973	
39	Aya town	-	1	2	2008	1932	
40	Nichinan city	3	1	0	2007	2004.8	
41	Kumamoto Taragi town	5	1	4	2006.4	1955	
42	Ehime Kamijima town	4	1	0	2007	2004.10.1	
43	Tonosyoh town	17	5	10	2007.3	1963	
44	Kagawa Syohdoshima town	21	8	13	2007	2006.3.21	
45	Kohchi Tano town	6	4	2	2006	1920	
46	Tosashimizu town	19	15	3	2007	1954	

*1The method of information service

*3The number of vacant houses

*2The number of total vacant houses

*4The number of results

established and the government manages the application form, so the control of high quality information of applicant for use and vacant house becomes possible.

When the information of applicant for use is

delivered to the owner and the response to inquiry of vacant house, the objective information mentioned in the application form can be provided rapidly, and a staff member's business burden can be reduced, and when the applicant chooses the vacant house, the comparison is easy if it is the information from the application form. This type is grappled easily because there is no connection with other organization, groups, so the number of cases is the largest. The 32 governments in 45 adopt the "2-step information service" and 13 governments adopt the "Direct inquiry" form.

Actual results are shown in Table.4. *Mihara* city that has most actual results is carrying out the project taken over the vacant house bank that old *Yamato* town was grappling with before the merger from 1987, after the merger, the project shifted from the "information service" type to the "registration system" type.

Akioota town started the vacant house reuse project after the merger; the registration system was introduced from 2006. The limitation has been set up for the vacant house registration, and the house that the improvement fee exceeds 400000 yen can't be registered, it is intended to repress the improvement fee and to avoid the cost burden trouble with owner and tenant in advance.

In *Takeda* city the inhabitant who migrated from the suburb becomes a settlement adviser, and the information service and advice based on the personal experience to the applicant for migration are given, and this support system to the applicant for use is related to eighteen actual results.

As for *Tonosho* town and *Shodoshima* town of the high actual results, with both as well, two steps information service has been adopted, and the second-step information to provide at the counter is limited with two cases in *Tonosho* town and one case in *Shodoshima* town. Otherwise the deadline for negotiation with owner has been set up with one

Table.5 Outline of the governments

("Registration + Real estate connection" type)

	Method *1	Pre.	Local government	Total *2	Number *3	Results *4	Opening year	Mergering year	
1	Direct inquiry	<i>Yamaguchi</i>	<i>Ube</i> city	0	0	0	2008	2004.11.1	
2		<i>Hiroshima</i>	<i>Hatsukaichi</i> city	-	1	1	2006	1988.4.1	
3		<i>Kumamoto</i>	<i>Ujoh</i> city	1	0	1	2008	2006.1.15	
4			<i>Amakusa</i> city	-	9	2	2008.6	2006.3.27	
5	Two-step information service	<i>Yamaguchi</i>	<i>Nagato</i> city	-	4	16	2002	2005.3.22	
6			<i>Mine</i> city	17	6	11	2008	2008.3.21	
7			<i>Hagi</i> city	44	23	21	2006.8	2004.10.1	
8			<i>Suyhnan</i> city	8	5	3	2007.9	2003.4.21	
9			<i>Suouohshima</i> town	-	1	16	2002	2004.10.1	
10			<i>Hiroshima</i>	<i>Kure</i> city	66	16	18	2005.1	2004.11.1
11				<i>Jinsekikohgen</i> town	-	5	0	2007.3	2004.11.5
12		<i>Shimane</i>	<i>Izumo</i> city	18	4	14	2007.7	2005.3.22	
13			<i>Ohda</i> city	14	9	5	-	2005.10.1	
14			<i>Yoshiga</i> town	27	7	20	2006	2005.10.1	
15		<i>Nagasaki</i>	<i>Nagasaki</i> city	-	2	No record	2006	2006.1.4	
16		<i>Fukuoka</i>	<i>Kawara</i> town	-	3	2	2007	1956	
17		<i>Miyazaki</i>	<i>Saito</i> city	5	1	4	2007.10.1	1962	
18	<i>Kagoshima</i>	<i>Tarumizu</i> city	Over 100	26	71	2005.12	1958		
19		<i>Kimotsuki</i> town	7	7	0	2008	2005.7.1		
20		<i>Tokushima</i>	<i>Tsurugi</i> town	-	5	0	2007.9.19	2005.3.1	
21	<i>Kohchi</i>	<i>Kuroshio</i> town	9	6	29	2005	2006.3.20		

*1The method of information service
*3The number of vacant houses

*2The number of total vacant houses
*4The number of results

month, and the applicant must surely report the result of negotiation. This is to prevent the applicant from negotiating with many owners easily because there are a few vacant houses that the government manages.

On the other hand, there are seven cases of no actual result, it is common to these local governments that there are a few offers of vacant house because of the owner's intention and the physical condition of house, and adopting the "Direct inquiry" form is the reason that the applicant and owner's negotiation isn't performed smoothly and not connected with the contract.

From the above, the "Registration system" type grapples easily in comparison with the "Real estate connection" type and the staff member's burden can be reduced too, but only the registration system, it is hard to be connected with the actual results. The result is given in the government developing the method that is characteristic in such cases as the repression of improvement fee burden and the avoidance in advance of trouble, the support of migration and the limitation of number of contract negotiation period and case.

3.5 "Registration + Real estate connection" type

This is the type to combine the agency by the estate agent with the registration system together. The 16 governments in 20 adopt the "2-step information service" and 4 governments adopt the "Direct inquiry" form. Actual results are shown in Table.5.

In *Tarumizu* City, the system partly deals with apartment, condominium and vacant factory as well that general estate agent can handle fully except for the detached house that is necessary to improve. The information service articles are always with over ten and the system that the applicant can compare plural articles is being prepared. There are 26 emigrants from the suburb in 71 actual results. Much vacant house information is provided, and it is reflected on the actual results that the environment that applicant could choose was created.

In *Kutoshio* town, applicant for study tour was being guided to the spot in the beginning, but the study tour guidance was stopped within one year because there were so many applications and a burden was large like time, labor.

Though the information of applicant was confirmed at the stage that contact was made to the owner, the information service to the owner was insufficient, so the registration application form was prepared to grasp the information of applicant from 2006.

In the beginning, the registration was possible only the submission of application form, and the project was interpreted only by the homepage information, as the result the trouble was caused with owner or local resident. So, after the establishment (2008) of "The *Kuroshio* town emigrant residence support conference",

The system was changed to the form that the interview with applicant was held before registration, and at the time the explanation of project and the confirmation of applicant intention was done, and

registration was accepted after the interview. Like this, many actual results have been brought by the improvement of the project method corresponding to the subject.

Hagi City introduced only a registration system in the beginning, there are many improvement consultations and requests for introduction of local execution dealer, eleven construction companies that belonged to the building association established the Internet portal site "*HAGI* construction company." from October 2008. The case is conspicuous that while proceeding with the project, local government keeps in touch with the estate agent corresponding to the need.

In *Yoshiga* town, in addition to the registration system and the connection with estate agent, settlement adviser by the local resident with town commission has been installed, and guidance of vacant house and advice of the migration are being done.

By the securing of the reliability of registration information by the interview in advance, correspondence to the improvement consultation and the request for execution dealer introduction, introduction of settlement adviser system and so on, the government works on the applicant actively, and it has been connected with the actual results.

3.6 The relation of system type and area

The vacant house information service is grappling in 22% of all the local governments, but there is a large difference in the execution rate by the prefecture, and it influences the existence of prefecture leadership.

In Yamaguchi Prefecture, to grapple with the reuse project of vacant house was guided in 2007 and some governments started the project and there are some governments making preparations at present. Yamaguchi prefecture office grapples with the UJI turn support by the internet portal site. By making

use of the synthetic support site of migration and country life, information is being sent widely in all the prefectures except for Fukuoka Pre. of west Japan area. The execution rate of the prefecture that takes up greatly the reuse project of vacant house of each government shows a tendency to be high and the rate of the area where prefecture guidance is being performed directly is high.

To investigate the relation between execution area and the information service system, the rate of the first industry being engaged people occupied in the total population of local government is adopted as the index, the rate under 5% classifies "City" (19), the one more than 5% and under 10% classifies "semi-farm village" (47), more than 10% in "farm village" (37). The relations between this area classification and the system are shown in Fig.4.

In city area, because the real estate business has been developed, the local government of about half keeps in touch with the real estate or house dealer, the cases to keep in touch with the estate agent decrease to a little under 30%, and "Information service" types increase with 30% in the semi-farm village area. Moreover, in the farm village area, because the real estate business is un-developed, there are a few governments to keep in touch with the estate agent with under 20%, the "Registration system" type occupies about half, adding the "Information service" type to this, more than 80% grapples with the project only by the government.

3.7 Evaluation

As for the "information service" type which is the typical system of the information service type, there are a few business burdens of local government, but if the staff doesn't work on a local resident actively to get understanding against the vacant house reuse, actual results aren't entailed.

About the agency business to play the important part for construction related to owner's and applicant

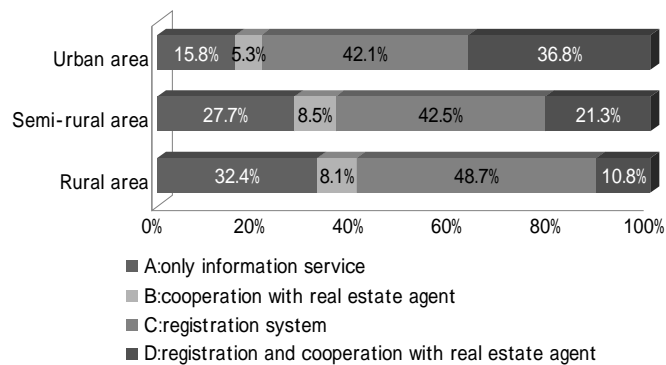
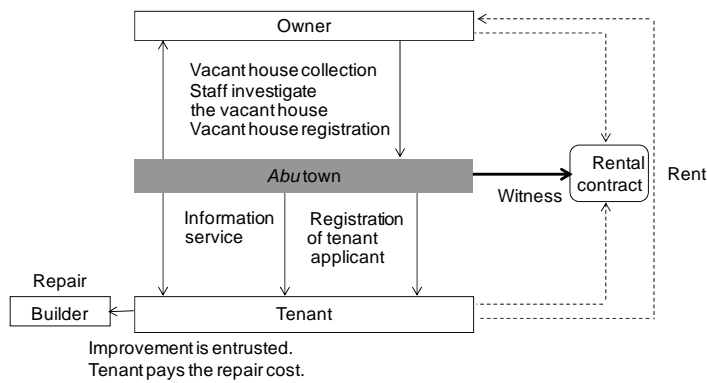


Fig.4 The rate of area's classification to system type

confidence and the contract conclusion, only in there are a few business burdens of local government, but if the staff doesn't work on a local resident actively to get understanding against the vacant house reuse, actual results aren't entailed. , it lacks staff member's special knowledge and because agency business itself by the public organization is restricted in system, the form that the government keeps in touch with the estate agent, and the investigation of vacant house and agency business are entrusted is effective.

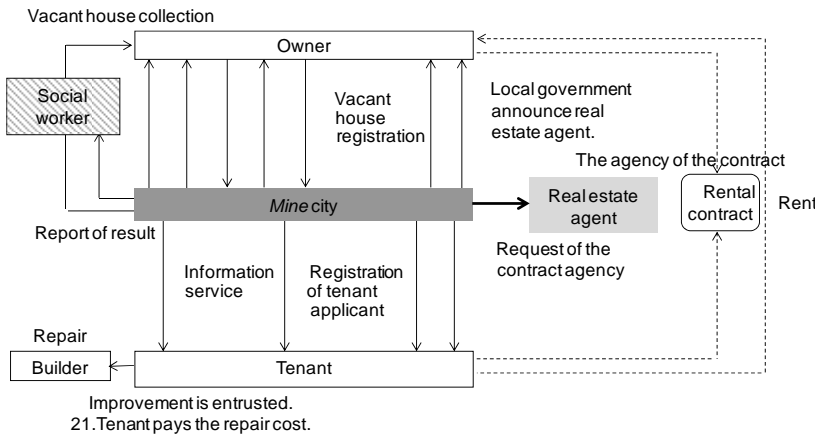
Moreover, unified management of control of the vacant house information and the use applicant information becomes possible by taking vacant house and applicant into registration system and securing of the quality of the provided information of vacant house and smoothing of the agency business are promoted, in addition It contributes to the business burden reduction of staff member.

Therefore, the "Registration + Real estate connection" type to use article investigation and agency business trust to the estate agent with the registration system together is placed on the developed type of the "Information service" type which is the basic type of the information service system of vacant house and this system is evaluated as the form that should make smooth agency business execution by the offer of the high quality information of vacant house.



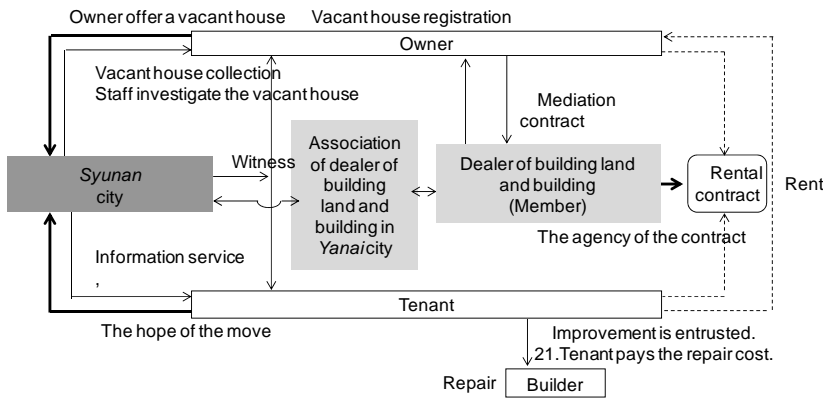
Index
 Owner offer a vacant house
 Local government introduce tenant to owner.

Figure.5 Vacant house renovation system of *Abu town*



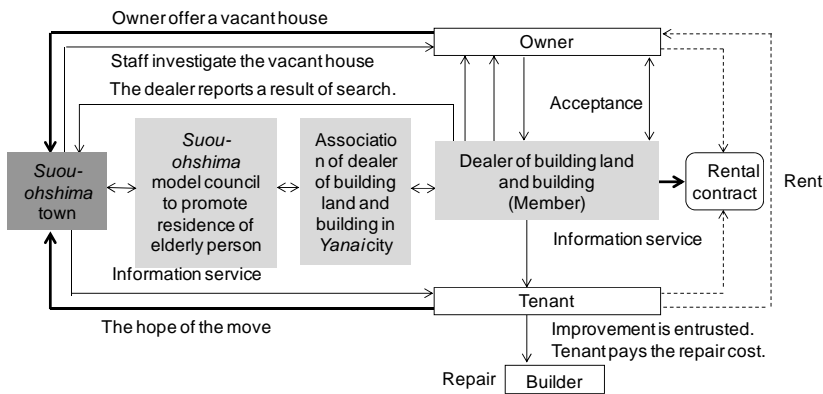
Index
 Local government ask social worker to collect information of vacant houses.
 Local government investigate the vacant house.
 Local government ask owner to offer the vacant house.
 Owner offer a vacant house.
 Local government investigate detail.
 Local government tell tenant's information to owner.
 Local government guides tenant to the spot if tenant wants to look vacant house.

Figure.6 Vacant house renovation system of *Mine city*



Index
 Registration of tenant applicant
 Local government introduce owner to tenant.
 Local government asks the association to mediate the rental house.
 The association asks the dealer to mediate.
 The dealer searches detail of the vacant house.
 Dealer reports a result.
 Dealer reports a result.
 Local government announce builders to tenant.

Figure.7 Vacant house renovation system of *Syunan city*



Index
 Local government reports a result of investigation.
 The council asks the association to investigation detail.
 The association asks the dealer to investigation detail.
 The dealer searches detail of the vacant house.
 The registration of the vacant house information.
 Local government asks the association to mediate the rental house.
 The association asks the dealer to mediate.
 The preparation of the improvement estimate
 Mediation contract
 The agency of the contract

Figure.8 Vacant house renovation system of *Suou-ohshima town*

4. CASE STUDY

4.1 Abu town in Yamaguchi Pre. ("Registration system" type)

"Vacant house information system" has been started to advance the settlement since July, 2007. Figure.5 shows the system flow-chart of Abu town. The vacant house is recruited by publicity and radio of town periodically. If owner offer a vacant house, he must hand in an application of the vacant house registration. Next, town officer visit the house and investigate detail (photography and sketch of plan), the house is registered in a ledger and informed by internet. When a person wants to rent the house, it must draw an application of user registration and a written oath. After that, town officer introduce owner to a person who hopes to rent the house and owner makes the rental contract with tenant. Town officer can witness if owner or tenant hope. The improvement cost is paid by tenant.

9 families moved into Abu town from Tokyo, Osaka, Nigata etc until now.

4.2 Mine city in Yamaguchi Pre. ("Registration + Real estate connection" type)

Mine city merged with Mitou town and Shuho town march, 2008. Vacant house use has been worked on before merger, whereas "Vacant house information system" has been started to enhance vacant house use after merger. Figure.6 shows the system flow-chart of Mine city. The characteristics of the system are following two. 1)vacant house investigation is asked social worker, 2)local government cooperates with real estate agent and real estate agent mediate between owner and tenant. City officer's businesses are as follows. Firstly, officer judges a vacant house from the outside whether it can be rent or not on the database from social worker. When the vacant house is judged that it was possible to rent, officer ask owner to offer the house by telephone or letter. If owner accept that,

the vacant house is registered for the vacant house information bank of Mine city. After that, officer takes photography, draws plan and confirm contents of registration as the detail investigation of the house.

The number of vacant house rented is 11 until October, 2008, and 5 families of them moved from other area of Mine city. There are 26 families who desire to rent the vacant houses, however there are only 17 such houses are registered available. This fact indicates that the local governments need to increase the number of registered vacant houses.

4.3 Shunan city in Yamaguchi Pre. ("Registration + Real estate connection" type)

"Vacant house information bank" project has been started as a part of the housing master plan since 2005. The purpose of the project is removal to urban area, but there is little demand for that, so the purpose was changed for people who move from the city to country in 2007.

Figure.7 shows the system flow-chart of Shunan city. The characteristics of the system are as follows; 1)city officer confirms whether owner and tenant have a will of contract or not. 2) local government cooperates with real estate agent and real estate agent mediate between owner and tenant. 3)The real estate agent investigates detail of the house. According to the survey of Syunan citizen, it was cleared that 40% of citizen had worry about contract, so sufficient support system of contract is prepared. In Syunan city, investigation of vacant houses is done by both officer and real estate agent. The contents of officer's survey are taking photographs and drawing a plan. On the other hand, the real estate agent investigates whether there is a necessity for repair or not and confirm contract requirement of owner by making use of technical knowledge.

3 vacant houses have been rented until now. Because the way of collecting vacant houses is only publicity, there is a problem that vacant houses offered

are few.

4.4 Suou-ohshima town in Yamaguchi Pre. ("Registration + Real estate connection" type)

"Suou-ohshima model council to promote residence of elderly person" (the council) was established in 1997. The council has started "System of reuse for vacant houses" since 2002, offers information to promote the reuse of vacant houses. Figure.8 shows the system flow-chart of Suou-ohshima town. The characteristics of the system are following three. 1) local government cooperates with the estate agent and it mediate between owner and tenant. 2)Detail investigation is asked to the estate agent. These two characteristics are similar to Shunan city. In addition, 3)if the estate agent admit the vacant house must be repair by the detail investigation, the improvement estimate is prepared after owner accept the contents. Town officer's works are the investigation of vacant houses, the registration of the vacant house and information service for tenant applicant.

16 households moved into Suou-ohshima town by using "System of reuse for vacant houses" until June, 2008, and that is including 11 households who are middle aged couple after retirement.

5. CONCLUSION

This paper dealt with the vacant house information system. The results are as follows.

- 1) About the system of local governments, "information service" type is the typical system which is a few business burdens of it. On the other hand, the "Registration + Real estate connection" type to use agency business trust to the estate agent with the registration system together is evaluated as the form that the present issue can be solved.
- 2) The execution rate of the information service project has difference by the existence of prefecture leadership. In city area, because the real estate business has been developed, the "Registration +

Real estate connection" type is many. In rural area, almost local governments grapple with the project only by the government.

- 3) In the type of cooperating with the real estate business, after the easy survey that is taking photograph and drawing a plan by the government is done, the real estate agent looks over the detail for repair. The investigation function is shared by making use of the real estate's technical knowledge.

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