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A study on the structure of securing and losing accommodation in Japan

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1 Introduction

Japan is one of economically most powerful nations in the world. According to the "Human Development Reports 2007/2008" from the U.N. Development Programme, GDP per capital is the 17th place for 31,267 dollars (2005). However it was third place around 2000. Annual housing starts exceed 1,200,000 houses up to 2006, and number of housing units (57,593,100 houses) is larger than the number of households (49,988,800 households), by 15% (2008 "land and a housing survey" prompt report). Nevertheless, according to national survey of the Ministry of Health, Labour and Welfare in 2007, there are people of an 18,564 homeless (rough sleepers) (1.5 persons per population of 10,000).

Conventionally, there was a social mechanism supporting habitation in Japan. The company, the family, and the community complemented the social security system which can never be said to be enough, and the living in Japan has been supported. And there is Yoseba supporting a vulnerable company and many labourers have supported by rough sleeping there. Although labourers have been employed at a boom period, employment has been lost in the depression and labourers have rough slept at Yoseba. The function which Yoseba has bore a role of a buffer

of a business wave motion, and has supported a company, especially the weak construction industries. However, the social mechanism supporting a living collapsed after the 1990s, and globalization of economy called a free movement of the labour force and the capital, and the homeless problem turned into a big social issue in Japan, and it has appeared. Existence of 5,400 homeless persons who use Internet Café or other 24 hour access facilities emerge, and housing poverty were perceived in 2007. Furthermore, production control is carried out in car industries under the influence of the monetary crisis from the United States in the autumn of 2008, According to the survey of the Ministry of Health, Labour and Welfare, it became clear that the non-regular employees who lose their jobs for one year from October, 2008 to the end of September, 2009 goes up to 229,170 persons (NHK, July 31, 2009 report). There are a lot of labourers who lose jobs and accommodations simultaneously. The method of support and the "New-Year's-Eve dispatch village" were carried out in Hibiya Park, Tokyo for the temporary workers who lost jobs and accommodations at the end of year in 2008. Activity of this dispatch village has spread all over the country in March, 2009 and afterwards.

Furthermore, the shift to the living in the community from staying at a hospital or an institution is advanced for social security cost reduction of the government. People's habitation which shifts to the living in community from staying at an institution also needs to be secured housing.

Although the Japanese economy after World War II has grown, many people who cannot live in a dwelling are now emerged by poverty. Why are many people those (bonds with a community cannot be built) which cannot maintain suitable habitation? Then, it sets it as the purpose of this paper to suggest the directional properties of a policy to maintain suitable habitation in order to look back upon improvement in an old housing standard, or the mechanism of maintenance, to clarify the improvement in a housing standard and the breaking of the mechanism of maintenance by the transformation of social economy.

2 The state of housing poverty

The state of housing poverty is various from the state of severest "rough sleeping" to "unsuitable housing" which is an overcrowded dwelling and habitation in the superannuated dwelling.

The first, rough sleeping is the severest habitation. The Law on for Self-Sufficiency Support for the Homeless (2002) set the definition that it is formal and narrow sense by the 2nd article. The definition means only the rough sleeping in a public place by "those who live in a city park, a river, a street, a station building, and other institutions without due cause. This definition is aimed only at the case where they build a tent and a temporary shed in a park, a street and so on, and public space is occupied. That is shown also in having specified proper use in a city

park and so on by Article 11 in the law. Although the homeless at the street, they who are drifting away public space are most exposed to the danger of a life cannot secure an address by this definition, such people should be considered as the object essentially.

By the national survey in 2003, the 25,296 homeless were found all over Japan. Although it concentrated in big cities, 7757 persons in Osaka and 6361 persons in Tokyo, the homeless were found in all local authorities. The homeless' life base is in most city parks at 40.8%, and, subsequently are a dry riverbank (23.3%) and a street (17.2%). sex is 81.7% of a male, and 3.0% of woman and 15.4% of unknown and most are single males. The average age is 55.9 years old and less than five years for the rough sleeping was 76.0% so that means comparatively they have became rough sleepers in recent years. 64.7% of the homeless are engaged in work of collection of waste articles. Although they have complained of the bad condition of the body in half (47.4%), many (68.4%) are not treated. However, the volition of independence is high and the half (49.7%) has answered "I would like to be employed exactly and to work."

The transformation of the homeless' attributes for five years became clear in the second national survey (2007). The volition of independence is decline ("I would like to be employed exactly" is 35.9%). The decrease of number of rough sleepers in a total (18,564 persons), aging (57.5 years old), the movement of rough sleeping place from the city park (30.7%) to a dry riverbank (30.4%). The major factor of the transformation of the homeless' attribute considered by two national surveys is that people who can get job corresponding to a homeless independence support measure become independent and only people whom it is difficult for are continuing living as the homeless in the public spaces.

The second, they are people who live in the surround situation of a formal homeless state. Although it may become a rough sleeper suddenly, also when passing through unstable occupancy status, they are people who are in the unstable occupancy status which are between the rough sleeping and the habitation in a cheap lodging. These days, people who pass night in an Internet cafe, a comic book cafe, and a 24-hour eating-and-drinking chain store are observed. The life is irregular and unstable and various. For example, they are rough sleeping at a certain time, and an Internet cafe at a certain time, and a library and have a nap in a pachinko parlours in the daytime. They pass in trains all night. They pass in a 24-hour bookstore in the night.

The Ministry of Health, Labour and Welfare surveyed "Net cafe refugees" (Housing loss unstable worker) In August, 2007. The survey result was released. They are the questionnaire which led each daily-hire employment agencies and Net cafes from June to July, and the interview and listening comprehension survey which were entrusted to the homeless supporting group. The Net cafe refugee was estimated at about 5,400 persons by the survey in the whole country, the number of all night users of an Internet cafe was about 60,900 and users of an Internet cafe more than half of a week was 21,400. As for a housing loss unstable worker's age

composition, there were two peaks, 50 years-old and 20 years-old. 2,700 persons among 5,400 persons were the housing loss person of un-regular working, 300 persons as for regular labourers, 1,700 persons for the part-time worker, 900 persons were jobless people and 1,300 persons were estimated for non-contractor. 40 percent of Net cafe refugees experienced a rough sleeping and it "is drifting" between rough sleeping and staying at fast food restaurants, saunas. They use not only an Internet cafe but a 24-hour chain store. They got very low income for maintaining the dwelling. They got an average monthly salary as 107,000 yen in Tokyo and 83,000 yen in Osaka, a housing loss non-regular worker got 113,000 yen in Tokyo, and day labour temporary workers got 128,000 yen in Tokyo.

The state of an Internet cafe are introduced in "a Net cafe refugee and poverty Nippon" (Mizushima, 2007) and "grope of the support for "youth unstable working and unstable housing person inquiry" report - "youth homeless citizen" -" (NPO Kamagasaki and Department of the Osaka City University graduate school creation urban study, 2008), and so on. Internet café is unhealthy place. Even if there is a chair of a reclining, it does not assume that an Internet cafe is to sleep. It is difficult to be unable to protect privacy, either but to feel peacefulness. If it is going to use at a low charge for the specific duration, it is necessary to waste time at other places, and the rhythm of a life must be wrong. Although use of such the Internet has a bad influence for their health, it is one of the choices which secure an accommodation with few and unstable incomes.

The third, people who suddenly do and fall into a homeless state. Since the non-regular employees in the state where an accommodation and job were united, especially dispatched workers are notified to be dismissal for very short periods of grace. As they have lost their jobs and accommodations, they become first the target of a "homeless" support measure. Although it may be permitted that they stay at dormitories for the period which they look for a new job opportunity, living expenses, such as food expenses, a house keeping, and wash, are collected for the pretext of administrative expenses. So they had lost their money in hand at the time of leaving a dormitory. Moreover, if people who have to move out from social welfare facilities and medical facilities by the transformation of social security measure cannot find stabilized accommodations, they will lost their dwellings and they will become the homeless.

The fourth, they are people who are considered to be the homeless in a broad sense. Although they are living in the dwelling, they live in unsuitable dwellings for human beings are also called the homeless. Although the Ministry of Land, Infrastructure and Transport sets down the minimum housing standard that is indispensable as a foundation of housing, life, healthy and cultural, and is defined as all the households should secure. The household which lives in the dwelling where the superannuation, the overcrowded dwelling, and accommodation have not reached at the insufficient level. And these are "the occupancy status which must be

immediately solved as a human-being” by the Ministry of Land, Infrastructure and Transport. According to “the land and the housing survey” in 2003, the ratio of the less than minimum housing standard household in the main household is 4.2%. Although the income of a household has influenced on a housing standard and a household annual income for 15 million yen or more is 1.2%, it is 6.3% for less than 2 million yen.

Although the facilities provide free or low-charge accommodations for people who lost the stable dwellings provide the sitting-room of three tatamis per one person with a meal for the purpose of life improvement support. There are cases which are collecting most welfare allowances for the pretext of a landing fee. Once they have fallen into such states, it will be continue so that they have almost no money in hand, and it is quite difficult for them to escape from this situation. According to the survey of the Ministry of Health, Labour and Welfare in 2006, about 24% of homeless people who received social security lived in the facilities provide free or low-charge accommodations (July 29, 2009, “The Sankei Shinbun” report).

3 Acquisition of a dwelling

The acquisition of a dwelling and the improvement in a housing standard in old Japan were realized as follows by the mechanism of “economic growth”, “life-time employment and seniority-based wage system”, and “a price boost of land and a residence.”

The first, the price boost of land and a residence had been rising in tens times of the consumer prices and the rising of salary in life-time employment and seniority-based wage system against the economic growth (for example, the land price of “6 big city had risen 128 times during 1955 and 89 years. In the meantime, the wholesale price index of the Bank of Japan is only a twice. (Shigeto Tsuru, considers a land price, 1990, Iwanami pocketbook p.2). The household’s investment in the land and the residence was an effective and the lowest danger storage. Since the Increase of value in the income in the future was secured in life-time employment and seniority-based wage system, even if it was hard a little to pay housing cost at the contract-agreement instant of time, the prospect of the payment of housing expenses and the lifting of the living standard have been expected. That is because “life-time employment and seniority-based wage system” and “a lifting of house prices” were maintained against the high economic growth. If they are only working, wages and their living standard go up. The lifting of house prices made the change of a residence easily, and the improvement in a housing standard has been imagined easily by change of a residence. It has been recognized generally to raise a housing standard by working, and the saying that “housing sugoroku”, Japanese housing backgammon, imply the improvement in a housing standard.

The second, houses which are provided by the housing market have been expanding every

year against the "economic growth" and the "increase in wages." Houses which passed in several years will not suit a living standard, so new houses will be bought. If the dwelling of a higher level is offered, people who live in lower housing level will change in order to raise a housing standard, and the household living in a low housing standard will move into the vacant dwelling which was better living standard than ever, and people's housing standard will improve one by one. When the dwelling of the high level was offered, and the effect affected the whole housing level, it was thought that the whole housing standard improved. It is sure that the average of housing scale was expanded, but the effect does not attain to even the income bracket of the lowest section. They have troubles with even move expense. However, on the middle class, the purchasing house progressed and the residence in Japan raised the housing level against the extensive construction and an extensive dumping.

The third, the mechanism of the company which supports "housing sugoroku" was done. The mechanism of the above "housing sugoroku" had been functioning at the time of economic growth, those who cannot ride there were a small number and the government had only to support those people. Against the high economic growth, the company offered the company house and the dormitory and has supported employees' privately-owned house acquisition by grant and the in-house savings plan system and a housing allowance. According to the percentage of housing ownership in housing survey 1963, the "company house" exceeded the "public rented house", and the central government and a local authority were the roles of the complement of private enterprise activity. That increased the role of workings to maintain and reserve the accommodation for a migration of the population to a city area, and substitute of the labour force and a dwelling, and it can be said that rule of the labourers by a company will be strengthened.

Consequently the mechanism which controls labourers through "acquisition of accommodation" had been completed. An "accommodation" is used by an employer as a means for securing a lot of labourers. ILO (1961) advised that company should not offer their labourers. However, providing public rented houses is insufficient in Japan, and the company has managed labourers for habitation through "offer of an accommodation", and employees have been depending on a company. The custom of the reservation of an accommodation depending on such working causes the present situation of "labourers' losing accommodations and job easily" by the decrease in corporate welfare and stagnation of public housing construction has been cultivated.

4 Diversification of the relationship between working and a dwelling

The transformation of the industrial structure from the manufacturing industry to a service industry, the transformation of an employment status in the manufacturing industry from regular

to non-regular employment. Although the relationship between working and a dwelling was diversified by the transformation of urban structure, the relief of residence site-location restrictions of the working place by a decrease of the required number of labourers by progress of manufacturing technique, or development of a transportation network, and a place of residence, expansion of a city area, and subdivision of an urban function, these leads the two-directions of diffusion and a centralization.

One is a tendency of diffusion of the place of residence without regards to the address of the employee. Progress of manufacturing technique, development of a transportation network, and service-industrializing leading a tendency which reduces the necessity that an employer makes many labourers live around a place of business, and returns the responsibility of the residence to a labourer individual instead of offer of a company house and a dormitory, and then a place of residence diffuses.

Another is a tendency which a company offers an address, and the factory and the accommodation for employees locate close. Subdivision of labour including a manufacture process stopped needing skilled labour. Prolonged job training for the labourers of a company also became unnecessary, and a company employs the cheaper labour force in order to win the cost competition with overseas. The labourers who stand on a production line in the background of development of manufacturing technique changed from a manhood to elderly people, the woman, and the foreigner, from regular to a part-time, a contracted, dispatched workers. The company needed to provide labourers with the address in order to secure the cheap labour force of such a limited time offer. Offer of the address was indispensable to the factory located in underdeveloped a suburb of rural areas or a suburb of especially a poor transportation network.

Diversification of the relationship between the dwelling of the employee and the company has being reflected in the diversity which loses the dwelling of a "rough sleeping", a "staying at Net cafe", and "the end of dispatched work". In any case, it is the mechanism of losing an address and jobs at the same time, as they get the address depending on working and lose their working due to the unstable job.

5 The background of the difficulty for maintaining the suitable housing

I will consider the transformation of a background which gained the dwelling and has supported the mechanism to maintain.

(1) Transformation of an employment status

The transformation of the employment status which shakes "life-time employment and seniority-based wage system" took place.

The first is the instability of working. The company has reduced cost by decreasing corporate welfare, such as a housing allowance, a dormitory, a company house, and regular employment.

Labourers were treated only as one of the factors of production, and it stopped already considering a living of labourers. Non-regular employment exceeded 1/3 of all the workers and a half in the younger age group. Although rough sleepers increased at Yoseba after the 1990s because the employment route at Yoseba becomes weak, unstable short-term employment spread all over the country on and after the second half of the 1990s. The worker of low wages might be unable to participate in "housing sugoroku", and it meant that unemployment lost an accommodation simultaneously.

The day labour based on Yoseba who is an unstable worker's representation can stay at a cheap lodging only the night as he got the job. The "Net cafe refugee" who looks for the job on the Internet and drifts between on the street and Internet cafe. Generally, since it is hard to imagine rough sleepers and the net café refugee are working, it is natural for them not to secure the stable address. However, the dispatched labourers who are working by the manufacturing industry are suddenly taken jobs and accommodations. People can imagine the dispatched workers are currently working, they think that it is unreasonable for many people to lose accommodations and jobs at the same time. However, there is no difference in all having worked at some time. When working is lost, many people are deprived of the address. Labourers are deprived of the opportunity to obtain "stable habitation" by the employer in order to obtain "employment".

The second is the indefinite wages. After the bubble burst economy jobs are shaking and low-waged focusing on the younger age group and it became impossible to also expect a lifting of an income. Neither the payment of a house rent nor the payment of a housing loan is promised over the future by this, and it becomes difficult to secure the stable dwelling.

It is not expectable the price of a house and land will rise higher than consumer prices, and then it isn't expectable to lift a housing standard on a low housing-expenses residence as a step. The boost of trend such as the "life-time employment and seniority-based wage system" and "a lifting of land and house prices" end, and "housing sugoroku" collapsed. Although there were few people who slide down from the former "housing sugoroku" and they were not so much conspicuous, People who cannot secure the address stabilized by being unable to participate in "housing sugoroku" or it stopping functioning increased in number, rough sleepers, Net cafe refugees, and "the end of dispatched workers" were noticed, and it emerged that there is no mechanism of "securing habitation" in Japan.

The third is the difficulty to inherit the property. Service-industrialization, growing up of the company by M & A, and broadening made the relationship between the work place and residence feeble, and made a child generation difficult to live near the place of residence where the parental generation lives. As a result, it becomes difficult to make the next generation inherit a dwelling as property, and realization of the mutual help of the parent and child who let dwellings,

such as property accumulation of the child who utilized parents' dwelling, pass is also difficult.

(2) Demographic transformation

Suitable habitation is not realized only by acquiring a dwelling. In order to realize suitable habitation, you have to maintain the daily changes in conditions and mechanism supporting the life in the proper state. Therefore, although the relationship between the community and whole society must be maintained, the demographic transformation makes it difficult.

Although aging of population and reduction of household size are advancing nationally, the ratio of aging is diversity by the area. The industrial transformation, evolution of manufacturing technique, and the progress of the transportation and communication technology brought a change of urban structure (i.e. long distance commute) such as the population movement from the provincial area to the metropolis, and expansion of a city area. Although this had also become the background of Internet cafe use, move which is said from a metropolis and inner area to the suburbs caused that demographic shift. Many times movement brought the "elderly people are left behind" and the reduction of household size. Furthermore, aging progressed by progress of years brought the area which elderly people concentrate on inner city area, a suburban estate, and the isolated area. The decrease in population and the fall of purchasing power caused the decrease of the life institutions such as commercial facilities, and has caused the increase of the difficulty of maintenance of the community by themselves, and the number of people who die alone in the community has been increasing.

Furthermore, the increase of the one parent households or other fractural households except the model that the father worked outside and the mother manages a home brought the needs of the social aid, or the situation being easy to produce the household with the weak relation in the community.

(3) Change of a policy

The government began to advance social security system reform which aims at reduction of social security cost against the aging population. But in Japan, the public safety net which helps those who lost income was by nature weak, and was compensating with the involve with a family and kinship, a company, or a office. However, since both of the safety nets were cut down as mentioned above, number of homeless people reasonably increase.

In order to make unnecessary hospitalization cancel by the health insurance reform in 2006 fiscal year, reorganization of the medical-treatment sickbed was cut by 2011 fiscal year. Moreover, handicapped people who are living in welfare facilities are promoted on self-sufficiency support and community welfare. For such a series of institutional reforms,

the mechanism which connects the habitation support resource (an institution, human relations, and a formula or private) in the community and people who shift to live in community, for former people living in institutions are able to live in community is needed. However, there are no resources or organizations which accept people living in institutions in the community at present, and many people who shift to live in community wander around for the accommodation which is stabilized.

6 Difficulty of re-acquisition of a dwelling

If there is a mechanism to support people who lost stable accommodations to secure the stable address which is a base for a life again, the habitation poor and needy can be decreased. However, there is a problem of "the income which secures the stable address", "the address which should be secured", and a "guarantor" as barriers which make it difficult to secure the stable accommodation.

(1) Income problem

In order to secure an address, the stabilized income for securing an address is required. However, there are many people who cannot get the stabilized income as mentioned already. Rough sleeping is a typical situation. Most rough sleepers work as a construction daily-hire labour. The progress is as follows although a lot of rough sleepers have visualized after the 1990s.

Economy of Japan has grown consistently after World War II to the oil crisis of the 1970s, especially after the Korean War in 1950. The national living standard rose by the economic growth and the number of people who cannot secure a dwelling because of poverty also decreased. The support to the poor and needy had been also decreased against the improvement of the economy or a living standard. Yoseba has been covering the function as a buffer of business fluctuation. When day labourers get the income by their working, they spend at the cheap lodgings in and around Yoseba for the night; if they could not get jobs, they have slept rough there. Therefore, it was able to see rough sleepers only in Yoseba for a long time in Japan, so people in Japan have not concerned with rough sleeping.

After the first oil crisis in 1973, the economic outlook in Japan had been unforeseeable and the number of rough sleepers due to the poor and needy increased gradually. A huge amount of funds concentrated on Tokyo at the second half of the 1980s by the financial policy against the high-yen recession, and the background of an international financial market in Tokyo, brought what is called the bubble economy in Japan. So it was thought that Japanese economy went abruptly up again, and the concern about poverty faded rapidly. The unusual prosperity of the bubble economy also really decreased the number of

rough sleepers.

Although the burst of the bubble economy had been clear in the 1990s, construction industry held many labourers by governmental measures to stimulate the economy. With the sign of economic recovery not shown, especially, after the Kobe (Hanshin-Awaji) earthquake in 1995, depression deepened and business bankruptcy and unemployment increased. Public investment decreased, and the cost reduction of the company was at a quick pace by progress of the global economy. The job offer in Yoseba from a company was avoided from the necessity of reducing personnel expenses, and many labourers who have been based on Yoseba could not work, they were rough sleeping. Rough sleepers having exceeded the capacity of Yoseba overflowed in a surrounding park and so on, and a rough sleeping came into view. Furthermore, reducing personnel expenses did not remain in the company which is based on Yoseba, in other companies dismissing the middle-or-advanced-age employer who do not know Yoseba became rough sleepers. Such people slept rough in the park of the city centre which were easily observable for the public, and were noticed that "the homeless who did the necktie."

The younger age group who were found it useful as low wage labourers at the first half of the 1990s, through the new graduate hard times to find jobs for ten years, they have been stocked in the labour market as a temporary worker or a part-time jobber, and have been connected to the housing loss unstable workers staying at the Net cafe, a comic book cafe, and a 24-hour chain store in the 2000s.

After the cardboard house issue in the underground passage of the Shinjuku station west entrance in 1990, the progress number of rough sleepers who live in parks and streets in the big cities had been increasing, and the issue of rough sleeping was taken up as a social issue and became intensified was as above.

There are reasons how people who lose an income increase in number. Wage cutting and insecure position became stronger in response to the progress of globalization of the economy after the 1990s and the highly competitive world, Asian economic crisis (1997); the cost reduction of a company, especially personnel-expenses reduction competition became intense in Japan. The tendency which company got the cheaper labour force with the method of profitable, and carried out the job offer for the youth rather than middle or advanced age by other media rather than Yoseba became strong. And the occupation recommendation function of Yoseba all over the country has fallen, and the dismissal called "restructuring" of persons of middle or advanced age increased. As a result, although they gathered for job-hunting at Yoseba as mentioned above, the labourers of the persons of middle or advanced age who could not get a job slept rough in and around Yoseba, and the jobless people who suited "restructuring" suddenly slept rough everywhere, and the rough

sleepers actualized in all parts of Japan.

Although the occupation recommendation function of Yoseba has fallen for the personnel-expenses reduction, aging of the construction day labourers also had big influence on the increasing of rough sleepers. Baby boomers (born in 1947 to 49) reached 50 years old in the end of the 1990s (1997 to 99 years). In general a worker who exceeds 50 years old are difficult to get jobs as day construction work due to company's behaviour they avoid employment in order that troubles such as an accident.. Workers over 50s cannot but sleep rough at Yoseba. Moreover, when in the 1970s, it was possible for the parental generation who lives in a hometown and was in active to receive their children coming home, but now parental generation does not have the power in advanced age than a child generation. In this way, a decline of the relationship with the people which beyond the generation and the aging population appeared in the form of a rough sleeping in the metropolis. Thus, the "homeless problem" is a complex problem also having the loss of human relations related to a "guarantor issue" later and being an economic problem.

Unless the "homeless problem" had the stable income, cost of the accommodation could not be paid and it was made to know that there is the solemn framework that no-income group cannot live in a building in Japan. And it is shown that a reduction of household size and aging, depopulated and overcrowding also make the reciprocal help between private relative and family malfunction.

Moreover, if the job which they get is instability and a low income, they become the above-mentioned housing loss unstable worker's housing state. The relationship between an income and a housing standard shown in the ratio (Housing and Land Survey) of a mean household income and a less than minimum housing standard household correlation, and a housing standard improves with the increase of value in an income. Therefore, a suitable dwelling is not securable unless a suitable income is obtained.

(2) Decrease of a low housing-expenses accommodation

A decrease of a low housing-expenses accommodation is one of the big reasons a low income group cannot secure an address.

A decrease of a low housing-expenses accommodation originates in the fall of the necessity for the company which offers a low housing-expenses accommodation for employees, and a decrease of a low housing-expenses accommodation stock.

The reason why the necessity of the company providing the low housing-expenses accommodation for employees has fallen is a conversion of industrial structure. The dwelling doesn't have much to with the place of working because the central industry has shifted to the secondary industry and the tertiary industry from the primary industry. According to

Establishment and Enterprise Censes, the employee's ratio of manufacturing by industry decreased from 30.3% in 1972 to 18.5% in 2001, and the ratio of the service industry increased from 17.3% in 1972 to 29.3% in 2001.

Although the early manufacturing industry needed many labourers, the progress of manufacturing technique or a means of transportation and the shift to the tertiary industry of main industry decreased the number of labourers whom one factory must make live near it. 300 or more persons' manufacturing industry places of business decreased in number from 31.3% in 1969 to 25.8% in 2006.

Although the reason for declining of company house is also dealing with the intensified competition by economic globalization, it can guess that the fall of the necessity that labourers must be made to live near the place of working is accelerating the expenditure damping to the dwelling of the employer of a company. According to the housing survey, the ratio of a "company house" decreased from 7.0% in 1963 to 2.8% in 2008, and according to the working condition synthesis survey, the ratio of the company which owns "the company house and the dormitory" fell from 41.2% in 2002 to 35.0% in 2007. Furthermore, the ratio of the company which is carrying out "privately-owned house assistance." decreased from 11.8% in 2002 to 8.9% in 2007. Although it is not desirable that a company has influence on the dwelling of the employee which is a life of an individual like mentioned before, the reduction of company welfare has made them to get dwelling with difficulty.

The decrease of the low housing-expenses residence stock also makes low income earners to get dwelling with difficulty. Although the decrease of "the company house and the dormitory" was mentioned above, the increase of the public housing and apartment house constructed by Japanese Housing Corporation have also stagnated. According to the housing survey, although the ratio of a "public rented house" went up from 4.6% in 1963 to 7.5% in 1988, continues a decrease after that, and it was 59% in 2008. On the other hand, the applicants for the public housing increased from 2.6 times in 1997 national average to 9.4 times in 2003 (Ministry of Land, Infrastructure and Transport data). This number shows the strong demand for the low housing-expenses accommodation.

Furthermore, according to the Retail Prices Survey the transition of the private housing rent (ordinance-designated city) might show the influence of the city gentrification or the urban revitalization strategy. Although the rent rate went up and down in 1997 and 2003 in some cities, the rental rate per tsubo is going up as a general trend by which the low rent private housing were pulled down by urban renewal, and high rent houses newly are built.

(3) Guarantor issue

The necessity for the guarantor at the time for a rental agreement of a dwelling has been a kink

of address reservation of many single persons. Many rough sleepers who have lost their almost all human relations are impossible to find those who should be a guarantor for a rental agreement for a dwelling. A landlord requires a guarantor to prevent a trouble or to solve. The most troublesome problem is a course of action at the time of death of a resident. It is as well as disposal of a properties, submission of the various documents to a public office, and the laying the ashes to rest. It is difficult for the single person who lost human relations to show the guarantor who performs such a practice.

7 Desire the suitable habitation.

The mechanism of acquisition of a dwelling and improvement in a housing standard stopped functioning by the change of "economy", "society", "demography", and a "city", and breaking down of the "Japanese employment practice." Although elderly people, handicapped people and low-income earner had unfit for the mechanism of the residential house acquisition based on working, it has been impossible to disregard the rate of people who do not suit this mechanism by aging of population, increase of unstable employment system, and the transformation of a social security system. Now, such people are not a minority but the new system aiming at security of habitation for them is needed.

In the present condition "habitation is not secured" is the cause of losing even the secure of suitable address, not to an accommodation. People who are in an operation age group look for the jobs first, since habitation is not secured. However they can not get jobs without their address, they don't have any way to look for the job with an address. They are such as a construction work with lodging, a pachinko parlour staff live-in, and a dispatch work live-in a dormitory. Such working does not secure the stable dwelling and does not mean going out for an action like a business trip. Employment and an address will be lost, if work is completed or a contract agreement is cancelled. They have no option but to exchange getting the unstable working for the opportunity to secure the stabilized habitation due to the habitation is not secured. Once they enter this spiral, the unstable working and the unstable habitation, it is difficult for them to slip out from there. On the contrary the transition from the regular employment to unstable working realize very simply by illness, an injury, unemployment, bankruptcy, and so on. Security of habitation must be required in order to cut off this spiral the accommodation depending on working and unstable working.

The dwelling which should be secured is necessary to satisfy not only the residence as a building but also the following requirements. The household which receives assisted living by such as progress of aging, increasing of a working difficult person and besides an old model have been in common. The decrease of an income and the number of model household need construction of a different model from the former. Even when unstable wages, an unstable type

of employment, and assisted living are required, as a life is realized to secure suitable habitation, supply a suitable dwelling and building habitation support suitable there and a suitable public transportation network. Just by forming such a community all over the country, the freedom of job selection has a meaning. If it realizes economic reorganization without the suitable habitation as the base of a living, it is impossible to protect a living of people, a life, and health.

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