

# **A survey about owners' intention in 4 residential area in Kyoto city**

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## **1. Background and objectives**

To tackle the problems surround the vacant houses, we must face with owners of them. Furthermore, organizations based in the local area are necessary to tackle the problems, but they have problems with a lack of activity expenses and members. Although some researches focus on the owners' intention about their own houses, no research could show the reality of a situation about vacant houses' problem. Therefore, this research aims to identify the factors which can cause owners' positive reaction to utilize their own houses. After organizations recognize the factors, their activity can be more efficient. Despite the tremendous advances in the problematic vacant house research from multiple perspectives, there has been scarce research from the perspective of vacant house owner with a in-depth analysis. Beside, due to the constraints in the nature of the stakeholders who have been devoted to the problem-solving, a more cost-effective alternative need to be provided to tackle the problem. Therefore, this research aims to provide some implications in enhancing the efficiency of the practice after identifying the factors hindering the owner's motivation in the problem-solving.

## **2. Methodology**

This research uses the questionnaire data provided by an organization in Kyoto city and focuses on householders whose property belongs the category of "Others". Two types of methods are used to analyze the factors which affect owners' motivation. The selected methods are the Quantification theory II method and Logrank test.

## **3. Result**

The Quantification theory II shows three factors including low price of properties and the negative perception towards the property usage as a stockroom and positioning in a commercial area can affect the utilization of vacant houses. Logrank test shows that factors such as relatively low numbers, the distance between vacant houses and living place, size of land, price of land, can influence owners' intention for specific utilization.

## **4. General discussion**

Owners whose property belongs to the category of "Others" tend to not use their own houses for rental or sale. This phenomenon can be considered as the consequence of that a high price is not an effective factor. The difference among owners' intention depended on land attribute can be considered as the result of the coorelation of the owner's intention and land image due to vacant houses location. The findings have identified the factors which can be positively utilized to solve vacant house problem while the limitation is that this research doesn't cover all vacant houses' owner attribution and factors which affect owners' intention in utilization. Therefore, in-depth surveys and questionnaires are needed to prioritize the activities in tackling vacant houses' problems in the future.