

## *Summaries*

## **Empirical Analysis of the Impact on Population Migration of Capital Costs and Housing Tenure, Etc., Via the Real Estate Market**

Yoshihisa ASADA and Fumio TAKUMA

(Chapter 1 Summary)

In Chapter 1, using panel data for each prefecture, we empirically examined the impact on population migration via the real estate market of economic factors such as population, household structure, and income; regional promotional measures by the government such as tax revenue allocations to local governments and public investment; and capital costs such as housing tenure and housing ownership costs.

First of all, although much previous research has examined population migration in terms of net inflow (subtracting outflow from inflow), when we looked at the data carefully, we found that areas with a high population inflow also had a high population outflow, and that in fact what needed to be investigated was mobility. Moreover, in prefecture with high population inflow and outflow, there was also high population migration within the prefecture, and so our analysis focused on population mobility both inside and outside the regions examined.

The empirical research showed that the impact on population migration of population and household factors, wages, and regional redistribution policies is both logical and consistent. With regard to regional redistribution policies in particular, tax revenue allocations to local governments and national treasury disbursements have the effect of preventing population outflow but have no impact in terms of generating population inflow, and therefore there is the possibility that these measures are impeding the realization of an agglomeration economy.

In addition, with regard to the connection between the real estate market and population migration, the research results showed that housing tenure and house types influence population migration, while the capital costs of housing impact population migration significantly.

In the future, analysis focusing on the kinds of factors that determine mobility within prefectures, as well as a more detailed examination of real estate market mobility, need to be carried out.

## **Analysis of Disaster Measures Taken by Residents of Disaster-Prone Areas of Cities**

Fukuju YAMAZAKI, Hiroyuki SESHIMO and Yoshihisa ASADA

(Chapter 2 Summary)

Population is concentrated in the Tokyo metropolitan area, and in the city center, there are many areas that are densely packed with wooden housing, which may prevent the efficient allocation of resources.

When considering municipal disaster prevention, besides accurately considering benefits and costs, it is very important to assess the characteristics of the residents of risk-prone areas, and how they respond to the risk of disaster. Chapter 2 is an empirical analysis of disaster prevention carried out by residents of disaster areas based on questionnaires undertaken in 2013 and 2014.

In 2013, we used a questionnaire to assess the reaction to disaster risks of residents from 3,000 households in Tokyo. We found that residents of dangerous areas were aware of objective risk, and highly aware of subjective risk. In addition, in this research, we used probit analysis to consider the causes for implementing disaster prevention. We found that the effect of residents' time discount rate changed in accordance with the degree of danger of the area of residence. Furthermore, the significant influence of rates of earthquake-proofing refits in each area suggested that the environment of the surrounding area has a strong influence.

In 2014, we added Kobe to the survey, analyzing the influence of experience of an earthquake on disaster prevention. We will analyze the 2014 questionnaire in greater detail using GIS data.

## **Analysis of Regional Differences in Marriage Rates and Birth Rates —Tokyo as a Marriage Market**

Masayuki NAKAGAWA

(Chapter 3 Summary)

Japan is faced with an aging population amid a diminishing number of children. A number of observers, including members of the Japan Policy Council and, in his book *Chiho Shometsu (Local Extinctions)* (2014), Hiroya Masuda, have stated that the birth rate of Japan as a whole is declining as a result of population migration from rural areas to Tokyo, where the birth rate is low, and that, to reverse this trend, we should take measures to stem an influx into and subsequent concentration of the population on Tokyo.

In Chapter 3, the author conducted theoretical examinations regarding whether the fertility rate is actually low in Tokyo and whether this low fertility rate has led to an overall decline in the national birthrate, corroborating the discussion with frequent references to data.

First, the author examines Tokyo as a marriage market, using the Svarer and Teulings (2010) model of a city as a marriage market. He finds that under certain assumptions, single females tend to move from rural areas, where the matching rate is low, to Tokyo, where that rate is high, and then, once matched (married), to move to the Tokyo periphery. A look at actual data does reveal a trend for Japan by which single people tend to migrate to Tokyo and then, upon matching, move to a neighboring prefecture such as Kanagawa, Saitama or Chiba. The fertility rate in those peripheral areas is certainly not low compared to other regions.

The author next examines urban marriage markets, particularly as they relate to a tendency for single females to be in surplus in the city and in shortage in rural areas. This situation can be explained in terms of a model constructed by Edlund (2005) under a somewhat dated view of marriage. A look at actual data reveals that the ratio of females to males runs higher in most large Japanese cities than in rural areas. This mismatch – a misallocation of resources – could gradually diminish in step with the societal advance of women and a progression toward home environments conducive to sharing household duties. From here, the author hopes to apply the data and methodology of Chapter 3 to numerically analyze and verify relationships between urban and rural marriage markets and birth rates, adding to this a detailed analysis of the impact of such factors as moving costs and matching costs toward a consideration of

concrete policy measures to address related issues.

## **Coproduction and Voluntarily Cooperative Mechanisms in Food Activism**

Shihoko NEMOTO

As economic globalization and mass consumption progress, environmental problems and economic disparities arise that are difficult to resolve. Consumers play an important role as agents for filling in the gaps between the demands of economic globalization and domestic regulations. One example of this is the practice of food activism, which includes the fair trade movement, producer-consumer collaboration, and the slow food movement. In these kinds of food activism, value is placed on trading partnerships between producers and consumers, fairness and transparency in trade, environmental conservation, appropriate labor conditions, and cultural diversity. Many of these movements are manifestations of ethical consumption, which is supported by voluntary consumer activism.

This paper considers food activism from the perspective of coproduction to look at why consumers are willing to pay higher costs for foods associated with food activism and to donate their time for these activities. Based on a review of the literature and interview surveys conducted in Japan and Italy, the paper examines (1) the creation of social benefits such as environmental protection, food diversity, and food safety/security; (2) mutually cooperative relationships and forums for these relationships; and (3) the motives of participating actors and mechanisms of participation in food activism through information sharing and consumer involvement.

The literature review revealed that the motives of consumers participating in food activism can be classified into two kinds. One kind is based on self-interests such as a quality preference, price, and minimization of transaction costs to obtain credence goods such as food safety. The other kind is based on other-regarding or non-monetary motives, such as the fairness of trade and solidarity with producers. Interviews with GAS (Gruppo di Acquisto Solidale), Italian ethical purchasing groups that buy foods directly from producers at a “fair” price to sustain local and environmentally friendly foods, suggest that consumers’ direct participation in operations and their discussions within GAS groups educate consumers and promote their sympathy with and trust in producers. Such mutually cooperative relationships within GAS may serve not only to minimize transaction costs but also to elicit a sense of responsibility among consumers. There is possibility that these two kinds of motives prompt consumers to participate further in food activism in Italy. Comparison of Teikei (direct local food distribution

systems) in Japan and GAS in Italy showed that the scale of groups is much smaller and the nature of consumers' involvement is closer and more mutual for GAS than for Teikei.

## **Community Cooperation and “Coproduction” in Integrated Community Care Systems**

Namiko NUMAO

Drawing on case examples from both in Japan and overseas, this paper focuses on the functions and roles of municipalities in terms of the provision of integrated community care and the establishment of mechanisms that foster collaborative relationships and consensus building.

To create a space and foster relationships that are essential for the provision of comprehensive and integrated community care, the municipal government of Boxtel, the Netherlands, established a centralized care center. After permanent groups with various specializations were established, the facilities were staffed with volunteers to support the professional staff so that the structure of care would be easy for users to understand.

In Japan, the national government is endeavoring to promote integrated community care, but only a few local governments have been able to cooperate successfully with municipal insurers, service enterprises, and the local community in order to provide such care. In this study, Masaki Town in Ehime Prefecture and Omuta City in Fukuoka Prefecture were examined in relation to the creation of mechanisms for integrated community care for the elderly. The results showed that, in both cases, the local government fostered collaboration between a number of diverse actors involved in community care and established forums for sharing information and exchanging opinions. Furthermore, based on this information, local governments and operators considered the form that necessary services and support should take, and then endeavored to construct these systems and implement additional ones as necessary.

“Coproduction” mechanisms are created by establishing forums for stakeholders to come together, share information, and carry out deliberations aimed at resolving problems, and by preparing support systems for the volunteer activities of local residents. In order for integrated community care mechanisms to be maintained, forums must be created to facilitate information sharing among involved parties and promote collaboration and coproduction among those involved in the construction of integrated community care systems. Municipalities play particularly important roles that fulfill functions related to the operators, the users, and the overall everyday life of local residents. Municipalities whose activities were previously centered on commercializing and promoting certain measures in accordance with specific laws and ordinances are now being required to redirect the aims of their functions and roles toward collaboration



and consensus building.