ハウスリング クライシス

■職人不足の深刻化

近年、業界を問わず労働力不足が深刻化してきています。住宅業界も例外にはなりません。「施設が追い詰まらない、技術者がない」といった悲観的声が今日も忘れられません。現場の職人不足は景気縮小の過程にかかわる、単なる過剰化の現象で過ぎないのでしょうか。あるいは産業構造の変化によるものなのか。このような住宅業界における職人不足の実態及び将来について大工業者数を例にとり、総務庁統計局の職業統計データをもとに推計を行いました（図1・2）。図1・2から2つの大きな特徴が見られます。若年者層（15-24才）の大工業者数の急激な減少と大工業者数の高齢化が進むことです。1970年から1985年の実態値をみると、若年者層の大工業者数は急激に減少している様子がうかがえます（図1）。さらに1985年以後も若年者層の入職者数は減少していきます。主な要因として、若年者層の価値観において、ビジネスを含めた生活のファッション化が進んでいることがあります。外見だけのイメージで職業を敬遠する若者も多いのです。また、昭和30年代から建築技術者の養成が叫ばれているにもかかわらず、幅広い市場や生活の不安定感の増える状況が見受けられています。一方、若年層の大工業者数が減少することから、大工業者の年齢構成は著しく高齢化をシフトしていく様子がうかがえます（図1）。今後若年層（15-24才）及び中年層（25-44才）が急激に減少で推移していくで、多くを占める若年層（25才以上）に頼らざるを得ない状況になります。つまり、単純な職人不足という問題だけでなく、高齢化が進むという構造的問題が発生します。このようなシフトの下で、わが国の住宅化に大きな影響を与えることになるでしょう。

■Increased Worker Shortage

In recent years the labor shortage problem has grown worse in all industries, and the housing industry is no exception. Maybe the current worker shortage is simply a temporary phenomenon caused by an expanding economy. Or maybe it’s due to changes in the structure of the industrial world.

Using carpenters as an example, we have made some estimates concerning the present condition and future of the worker shortage in the housing industry based on data from a national survey conducted by the Statistics Bureau of the General Affairs Office (figures 1 and 2). Figures 1 and 2 indicated two major characteristics of the worker shortage situation: a sudden drop in the number of young people entering the carpenter field, and a general aging of the entire carpenter population. A sudden drop in new, young carpenters can be seen as a trend from 1970 to 1985 (figure 1), and trend indicates a further reduction in young people becoming carpenters after 1985. One major reason for this trend is changes in young people’s values: lifestyles, and this including work, are becoming more fashionable. Even though there has been a general call for the education of skilled construction workers since 1955, changes in the instability of public welfare and lifestyles have been slow.

A reduction in the number of young people becoming carpenters has led to an extreme shift to a higher age makeup among carpenters (Figure 1). In other words, not only a quantity problem (reduction in the number of workers), but also makeup problem (advancing age) has emerged. This reduction in the construction force will have a large effect on the housing supply in Japan.
住宅供給不振

住宅は供給不振がさらに続いている。日本においては、フレデルが示すように既存住宅の建物数が急激に増加している。その結果、新築住宅の購入率や新築住宅の建設数は急激に減少している。

-A Housing Supply Panic-

The worker shortage is related to the shortage of workers in the construction sector, including prefabricated houses. The shortage of labor is due to the decline of traditional wooden houses, which rely on carpenters, and the increase in the number of new construction projects.

We estimated the current number of houses for new construction and the number of houses under construction. The difference between the two is the number of houses available for new construction.

Using data for new construction for a period of 10 years, we estimate the current number of houses for new construction. The difference between the current number of houses and the number of houses under construction is the number of houses available for new construction.

We estimate that the number of new houses that can be built in 2020 will be 500,000. This estimate is based on the assumption that the number of houses available for new construction will increase by 5% per year.

A Two and a Half Year Wait after Ordering

The number of new houses that don't meet the demand (housing supply shortage) will increase every year. The total number of houses that won't be built in 2020 will be 1,000,000. This estimate is based on the assumption that the number of houses available for new construction will increase by 5% per year.

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The rising cost of houses

Not only does a carpenter shortage lead to a shortage in the supply of houses, it also increases construction costs. Over the biggest reasons for increased construction costs in recent years is rising labor costs, as well as the increased number of skilled laborers required to complete the work.
工業化住宅「新時代」

企業供給による住宅が持つメリットは、供給量等を含めて、在来木造住宅には新しい価値を積み込むことができる点にあります。在来木造住宅は大規模事業者によって着からの伝統技術を継承していく考え方であるのに対して、企業供給による住宅は、生活者のニーズを優先していかう考え方をとっています。そのため、ニーズに応じた新技術の開発を行うことにより、新しい価値を持つ住宅を供給できるわけです。

単に供給不足の懸念から企業供給による住宅が必要であるのではなく、もろろ住宅に対する生活者のニーズを背景として、企業供給による住宅が求められているのです。その時代には、企業努力をどうにかしろ、世の中では企業供給による住宅は本物に似たものと考えられていました。それが量の時代が終わり、住宅に対して高性能や新しい機能が求められ始めた頃から、企業供給による住宅が増加され始めました。

又、大きな国レベルの調査結果をみても、住宅に対する生活者のニーズの変化が理解できます。住宅需要実態調査のなかの一つの項目で、いま住んでいる住宅で困っている点、あるいは不満な点があるかという質問があります。気かつきは、困っている点や不満な点のビリュームが年々増えてきています。さらに、不満の内容が大きく変わってきています。住宅が狭いという理由が減少している反面、所調、様々なニーズの増加、特に、生活環境の変化、生活の質の向上、生活空間の多様化、生活の自由度の向上、生活の快適性の向上などのニーズが急増してきています。

A "New Age" Industrializing the House Building Process

One advantage of houses supplied by factories is that, along with supply quantitiy, the houses can be provided with new value not existing in traditional wooden houses. Traditional wooden houses are built with the concept of continuing the traditional technology that has been passed down through history by carpenters. Prefabricated houses, however, are built with the concept of providing for the residents' needs. Therefore, by developing new technologies that answer to home dwellers' needs, it is possible to supply houses with new added value. In other words, prefabricated houses have not been made necessary simply because of concerns about housing supply shortages. They are in demand based on the needs of the people who will be living in them. During the age of quantity, in spite of industry's hard work, the world thought that prefabricated houses were nothing more than imitations closely resembling real houses. Prefabricated houses began to be accepted once the age of quantity had ended and houses with advanced capabilities and new functions became in demand.

By examining the results of a study conducted for all of Japan it is possible to understand how people's lifestyle needs have changed. One item in the "Survey of Housing Demands," is whether or not there is concern or dissatisfaction with one's current home. What is apparent from the results is that the number of concerned and dissatisfied people is growing each year. The reasons for dissatisfaction are also changing. On the one hand, fewer people cite lack of space as a reason for dissatisfaction, but on the other hand reasons for dissatisfaction have become more advanced (and more extravagant). Solving the quantity problem has resulted in a stronger desire for qualities such as air tightness, temperature control, and a sound-proof environment. In the future, the image of a house will not simply be limited to a box, and there will certainly be a growing desire for more capabilities and functions.

Another advantage to prefabricated houses is the follow-up service after the house has been built. Misawa Homes has a ten year guarantee, a twenty year maintenance and upkeep system, and a twenty-four hour service system. We have perfected our endurance technologies to the point that we can offer these long term guarantees. This is made possible because we have the resources to make large-scale investments in technological advancements, and are always being in a position to continue these investments. It goes without saying that that our after-sale services are also built on the reliability that comes from continuing to have the same supplier in the future, and this is the biggest advantage to Misawa Homes being factories.