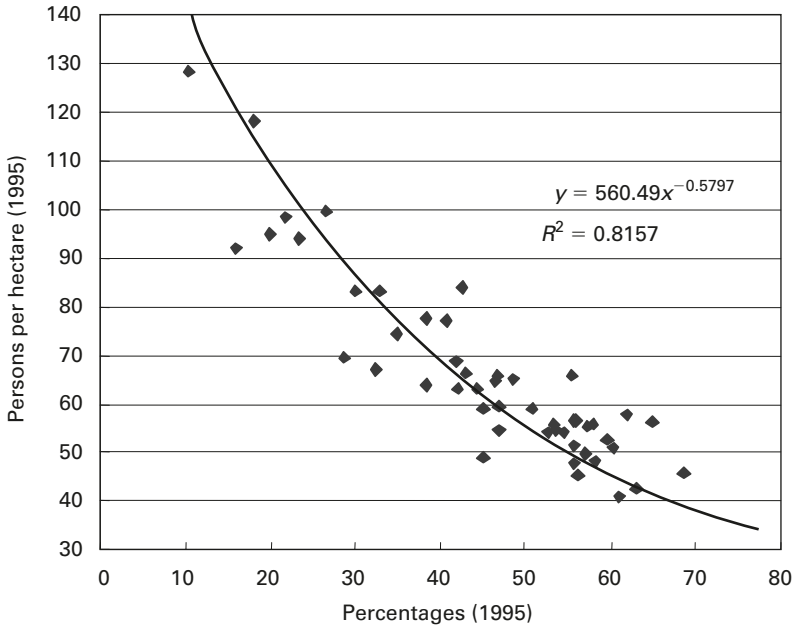


Figure 16.10
DID population densities and car journeys to work in Japanese principal cities.

with 9.5% walking. It became clear in the case study analysis that people who live in the cities with lower DID population densities are more likely to drive their car to work. The strong correlation between driving to work and urban population density is illustrated in Figure 16.10.

Floor space of residences (Figure 16.11)

It was found that there is a fairly strong negative correlation between average floor spaces of residence and urban population density. As densities drop, the average floor space increases. It should be borne in mind however, that in Japan, the floor space of a residence is strongly affected by important variables including theclimate, the social way of life and the structure of household. The average overall household floor space in case study cities is 86.4 m^2, with the average reducing in metropolitan areas, such as Tokyo and Osaka to about 60 m^2, and increasing in smaller urban areas to about 120 m^2.

Land prices (Figure 16.12)

Land prices in Japan are very high compared with those in the Western countries. The average land price (regardless of use) in the case study cities is 228,000 yen (approximately £1137 or

Figure 16.11
DID population densities and average household floor space in Japanese principal cities.

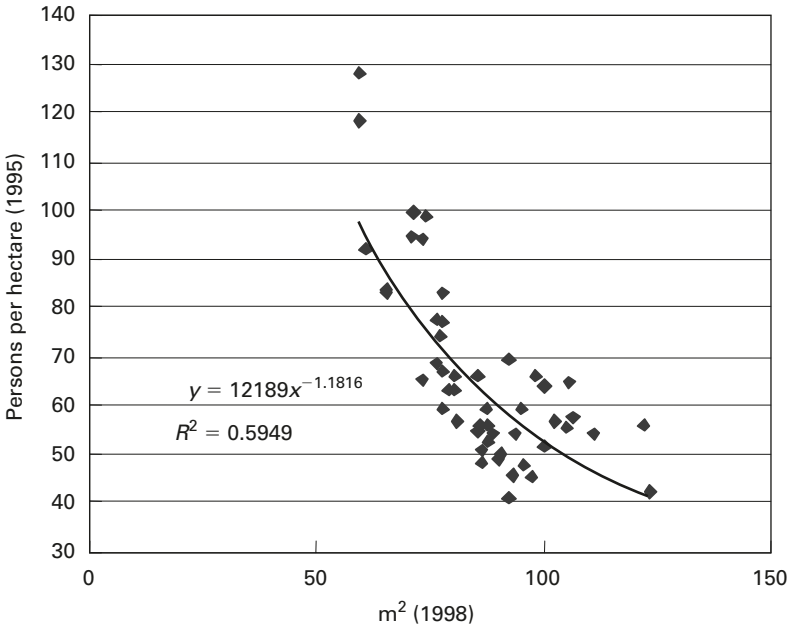
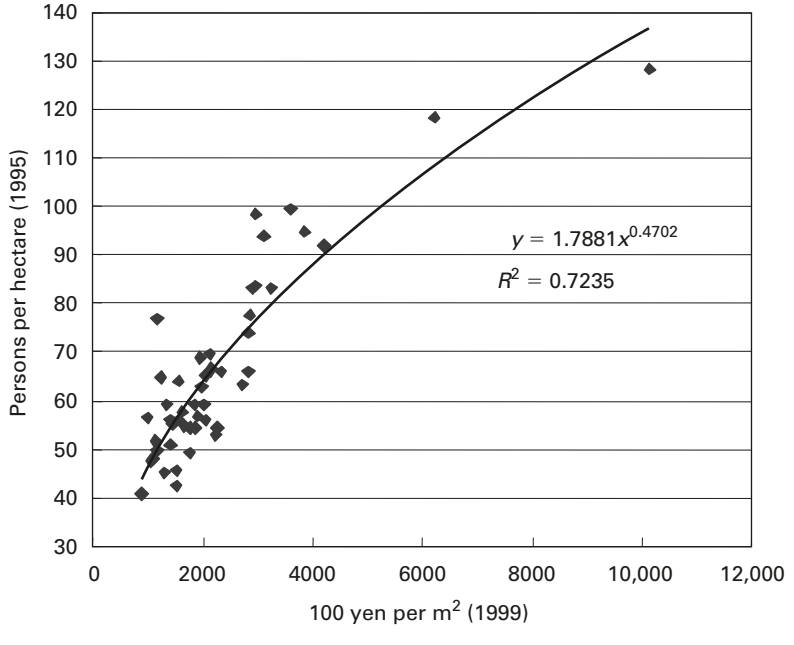


Figure 16.12
DID population densities and average land price in Japanese principal cities.



€1670) per m^2. The average land price in Tokyo, which has the highest population density of all the case study cities, is 1,012,000 yen per m^2 (approximately £5048 or €7415). Yamaguchi, which has the lowest density, is 90,000 yen per m^2 (approximately £450 or €660). It can be seen then that there is