
Table 3
Home Renovation
1982 - 1988
('000 units)

<u>Year</u>	<u>Renovations</u>
1982	199
1983	194
1984	180
1985	173
1986	171
1987	164

Source: Ministry of Construction.

Market Size in Terms of Units

Published statistics on the door and window market are limited to total tonnage and value. Therefore, it is necessary to estimate numbers of units directly.

There are several ways to estimate the door and window market in Japan. One way is to use the number of openings per square metre of floor space. These statistics are published in the annual survey done by Nippon Sash Association. However, as the survey is limited to newly built houses, it does not necessarily reflect the overall market which includes apartments.

In order to estimate the number of units of uptake in the doors and windows market, it is necessary to develop a number of hypotheses:

- the market for entrance doors is essentially equal to the number of housing starts;
- nearly all houses have a back door, but most apartments do not;
- most Japanese apartments have at least one large sliding window similar to a patio door, and some newer apartments have back doors from the kitchen to the balcony;
- the average number of interior doors per house and apartment is 5.5 excluding bathroom and toilet doors;
- the total production of aluminum windows serves as a base to estimate the overall window market; and
- all remodeling / renovation is treated as occurring in single family homes.