Handling of LIFULL HOME'S Dataset

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This Document describes important points when you use LIFULL HOME'S Dataset (hereinafter, the Dataset) for your research. Be sure that you read this document before you start using the Dataset based on the contract between your organization and National Institute of Informatics (hereinafter, NII). Please note that when you use the Dataset, we consider that you have read and agreed to the terms noted in this document, regardless of whether you publish results of research.

1. Copyright Status

Copyright of the Dataset belongs to LIFULL Co., Ltd. (hereinafter referred to as LIFULL) and member companies of LIFULL HOME'S, which is real estate information web service operated by LIFULL. LIFULL has the right to distribute information which belong to the member companies to the extent that LIFULL deems appropriate under agreement between LIFULL and the companies.

Based on the contract between you and NII concluded by submitting Agreement to NII, LIFULL allows you to use all information of the Dataset to the extent "LIFULL HOME'S Dataset Terms of Use" allows. For information belonging to a member companies, you have a license to use it under the above contract.

2. No identifiable Real Estate Information on Research Publication

While the Dataset does not include information that can directly specify real estate properties actually exist, it might be possible by analytical methods like coupling with external information. Although there is no restriction on the analytical method to be applied, when publishing the research results (oral presentation, publication of a paper, putting experiment results on the Web, or in any other form), it is prohibited to publish information linked to the real estate (detailed address, latitude / longitude, handled real estate company, etc.).

3. No identifiable Images on Research Publication

The Dataset contains images of real estate properties that were posted to LIFULL HOME'S as advertisement at the time. Even if it was a vacant property at the time, there might be residents at the present time. For protecting the privacy of current residents, when publishing the research results including the real estate property images, it is required to make the real estate actually unidentified by processing methods such as cutting out part of the images and resolution restrictions.

4. Notes on the Characteristics of the Dataset and Comparison with External Information

Please note that the Dataset is based on data provided by member companies of LIFULL HOME'S, and does not directly reflect conditions in the Japanese real estate market. And then, please note that careful consideration of differences in data generation processes is required for comparison with other similar datasets and other external information.

5. No Publishing Results that Harm Public Order and Morals

The Dataset includes information directly attached to the area such as municipalities, zip codes, and nearest stations. While it is expected that various useful knowledge can be obtained by applying analysis centered on the area, risks of harming public order and morals (such as regional discrimination and promotion of interregional conflict) exist depending on the analysis results. When publishing the research results, it is prohibited to publish analysis results that harm public order and morals.

6. Acknowledgement

When publishing research using the Dataset, please acknowledge LIFULL as source of the Dataset, for instance,

> *In this research, we used "LIFULL HOME'S Dataset" provided by LIFULL Co., Ltd. via IDR Dataset Service of National Institute of Informatics.*

7. Use for Demonstration

When providing real estate information as an information service to the public, it is necessary to comply with Japanese laws and regulations such as the "Residential Building Transaction Business Law" (under the Ministry of Land, Infrastructure, Transport and Tourism), the "Unjustifiable Premiums and Misrepresentation Prevention Law" (jurisdiction of the Consumer Affairs Office), and "Fair Competition Policy" established by the Federation of Real Estate Fair Trade Council.

However, since the information service using the Dataset does not comply with various laws and regulations, there are risks of criminal and civil litigation in publishing it.

Upon demonstration like property search system using the Dataset, notify the user of the system that it is not for tenant recruitment for real estate properties, in the presence of the person in charge of explanation. Also, when you demonstrate in a state where many unspecified users can access on the Internet, you have to negotiate with LIFULL through NII in advance.