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## Les modes de tenure en l'ancienne France

par *Kunihiro Watanabé*

Au cours des siècles qui précèdent, de très nombreux modes de tenure du sol se sont établis ou développés. Nous devons maintenant les passer en revue.

La propriété se démembre par la création du fief. La question des tenures est dominée dans la plus grande partie de la France par celle du fief. Mais le fief, qui n'avait plus de raison d'être, ont été amenés à distinguer en lui deux éléments: d'une part, le domaine direct, d'autre part, ce qu'on appelle le domaine utile. Le régime féodal, de politique qu'il était, est devenu domanial. Jusqu'au XII<sup>e</sup> siècle le domaine direct est encore considéré comme l'élément supérieur du fief. Mais au XIII<sup>e</sup> siècle le domaine utile prend le premier rang. A partir de cette époque on se contente de mentionner dans les actes que la terre doit telle rente au seigneur que, d'ailleurs, on ne connaît pas toujours. Le moyen âge a pratiqué, s'intercalant entre la propriété et le fermage, une bien plus grande variété de modes. Nécessairement on rencontre une série de tenures intermédiaires. Il y a un avantage à suivre les modes de tenure. On a des chances de saisir mieux leur relation avec l'histoire de la société, avec les conditions économiques, et l'on constate alors entre eux une sorte d'évolution. On va suivre en retenant surtout les plus essentiels: le bail à cens, le bail à rente foncière, le fermage, le métayage.

## Economic Integration: Theory and Its Present Aspects

—On the Establishment of the Theory  
of Economic Integration—

by *Hiroaki Fukami*

The main intentions of this essay are to make clear (1) the necessity of the establishment of the theory of economic integration and (2) what system this theory must have.

Tendency towards economic integration (or economic regionalism) in the world economy has been predominantly expanding after World War II and

thus has to be grasped as the essential stream or the transformation of the capitalistic world economy. The establishment of this theory is made necessary by these actual development and, conversely speaking, by the reconsideration that the existing theory of international trade so far can not fully elucidate economic integration.

Therefore, in order to set up the new theory, we must analyze theoretically (1) the main factors of economic integration and (2) the effects (or gains) of integration based on the first inquiry. This calls for the historical or actual study placing integration in the process of the development of the world economy, as well as the theoretical study of the genealogy and also the defects of the existing theory.

As the result, the historical or actual study clears up that the world economy has passed through three phases; (1) economic internationalism from the mid-nineteenth to 1913 or 1929, (2) economic nationalism between World War I and II, and (3) economic integration or economic regionalism in the post-World War II period especially after 1948, and also clears up that reflections both on the economic internationalism characterized by the worldwide free trade and gold standard system, and on the economic nationalism by the priority of domestic equilibrium bring about economic integration.

In the theoretical study, the main defects of the existing theory can be pointed out as follows; it lacks understanding of the specialities of integration (that is (1) why is integration necessarily restricted to the regional basis instead of the world as a whole and (2) why does integration have other means than mere realization of free trade) and also systematical analysis of integration.

It follows as a logical consequence that the essentials of integration is not the return to the conventional free competition, but rather the establishment of the institution which maximizes the beneficial effects of competition in the framework of certain policies or plannings and thus minimizes the evils of free competition mechanism which have been bred with the development of the capitalism. Theoretically, it is the basic reason behind economic integration that the precondition of perfect competition is not fulfilled in reality and there exist the economies of scale (or long-run decreasing costs) and the high consumption (the diversification and advancement of demand).

In conclusion, the writer's new theory of economic integration is constructed as follows.

(I) The analysis of theoretical necessity of economic integration (factor ana-

lysis)

(II) The analysis of the effects of integration (gain analysis)

- (1) the study of economic gains and losses of integration
- (2) building up the models of economic integration—a model of advanced economies and a model of underdeveloped economies
- (3) the conditions of maximizing economic gains of integration—setting up the criteria for the effectiveness of integration
- (4) the analysis of the ex-post effects of integration
- (5) the analysis of the effects of integration on the third countries or the analysis of the relationship between those economic integrations
- (6) other problems—setting up the criteria for the specialization of industries (or division of labor) and intra-regional coordination or unification of economic policies

The writer's system on the theory of economic integration must be further investigated and this will appear on this journal, coming February 1963.

## The Changes in Construction Workers'

### Real Wages in Tokyo, 1830-1894

by Yohko Sano

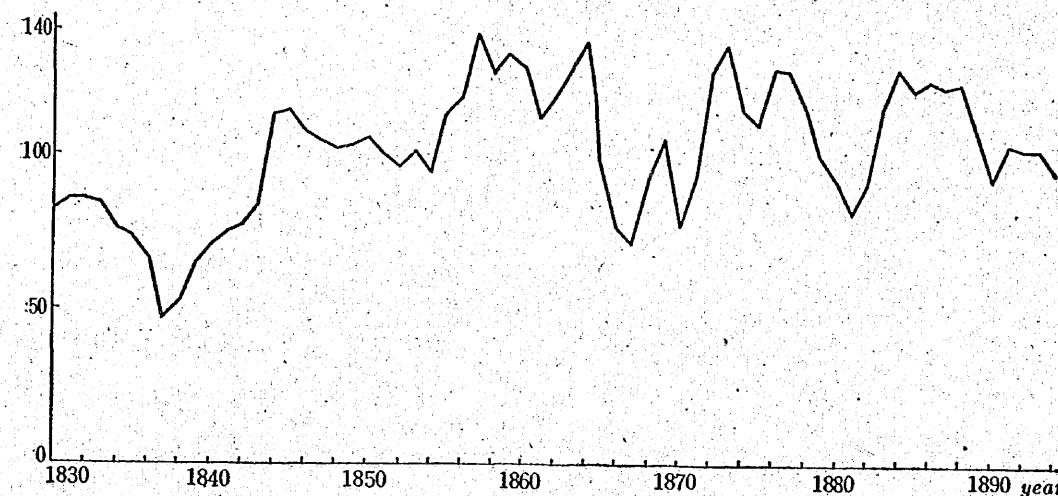
This paper purports to examine the changes in real wages especially in the transition period from the feudal Tokugawa age to the modern Meiji age of Japan. Owing to the limited data only the construction workers' wages in Tokyo from 1830 to 1894 are surveyed here. At that time the proportion of wage earners to total workers was very small and those were limited almost to construction workers in the cities. In the rural area many agricultural workers were paid daily or yearly. The available time-series data showing such changes are very few. In this paper, therefore, only the wages of construction workers are dealt with.

The paper consists of 9 parts as follows.

1. Collecting data; the main data used are the yearly series in *Wagakuni Shokin Soba Tokei-hyo*.
2. Checking monetary unit; all the prices and wages are converted into *ryo* until 1870 and after 1871 they are expressed in *yen* (1 *ryo*=1 *yen*).

3. Comparing wholesale prices with retail prices from 1893; the wholesale prices in *Wagakuni Shokin Soba Tokei-hyo* can be used instead of the retail prices.
4. Assuming the fixed expenditure ratio of the worker's family in order to estimate the cost of living.
5. Assuming the fixed labor composition ratio of construction workers in Tokyo in order to derive the average wages.
6. Estimating the changes in house rent before 1872.
7. Estimating the changes in soy and miso prices before 1870.
8. Calculating the real wage index with the average wage index and the cost of living index.
9. Checking the final results.

Index of Construction Workers' Real Wages  
in Tokyo, 1830-1894      year 1851=100



The result is shown in the figure. The movement of real wages of these 64 years (1830-1894) apparently can be divided into 2 stages, namely, the period from 1830 to '54 and the period from 1855 to '94. The former is characterized by a lower level of wages and the latter by a higher trend, but both show clear cycles closely correlated with price changes. The peak years are 1832, '45, '57, '73 and '84. The trough years are 1837, '54, '67 and '90. In other words the level of real wages did not rise in the last quarter of the 19th century after the Meiji Restoration although Japan had started its modernization and industrialization.

It must be noticed furthermore that in the computation of average wages

and cost of living I used the fixed weights at the end of the Tokugawa age. Therefore, the further the year is from that time, these indices tend to have more bias.

The appropriate way for estimation should be to try alternative methods using other data, other combinations of weights, other ways of sub-estimation and so on, but the data are so limited here that the above seems to be almost the only possible way at least until other data are explored.

August 1962