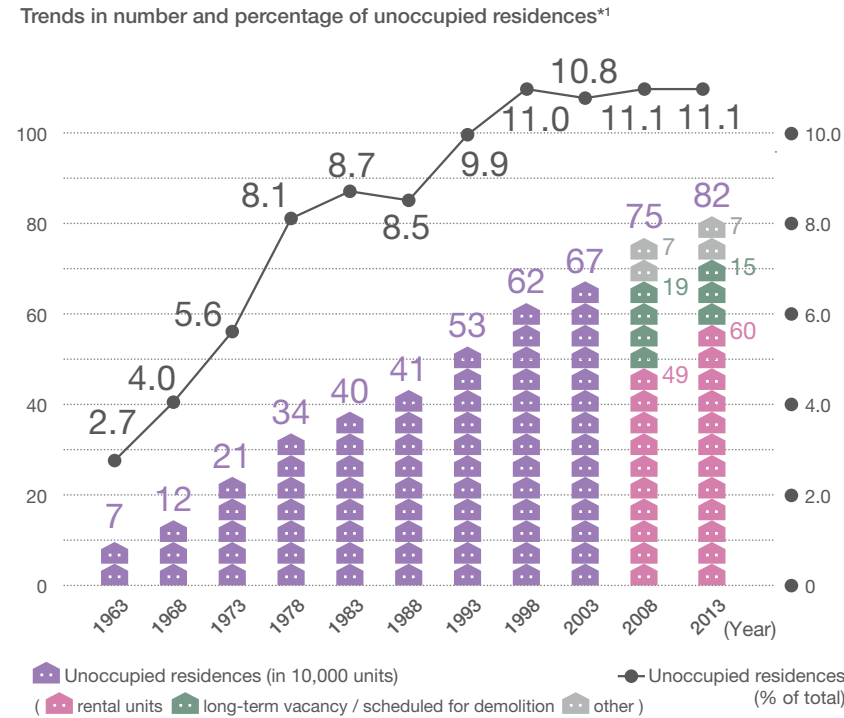
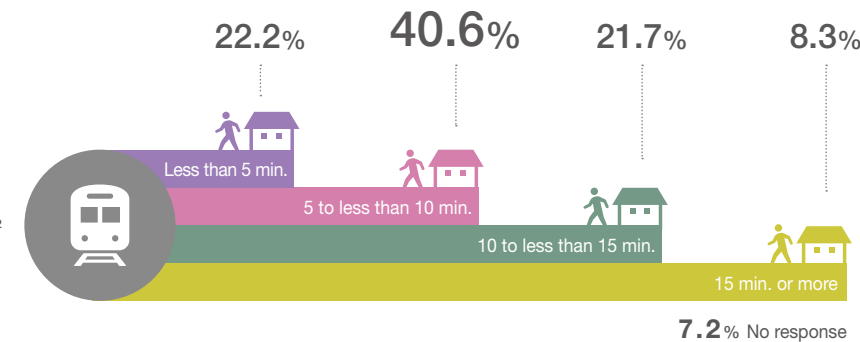


EFFECTIVE USE OF HOUSING STOCK

Unoccupied residences are on the increase in Tokyo, and their number is expected to grow further. This makes it essential to use good quality unoccupied homes and other existing housing stock to revitalize areas and create comfortable communities.



Location of unoccupied residences*2
Walking distance from nearest train station



Sources: *1 Ministry of Internal Affairs and Communications "2013 Housing and Land Survey"; *2 Ministry of Land, Infrastructure, Transport and Tourism "FY 2009 Survey of Unoccupied Houses"

Examples of initiatives for using existing housing stock effectively

THE SHARE (Shibuya-ku), a shared multi-purpose facility

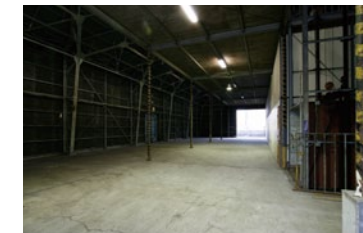


BEFORE Company dormitory for single employees



AFTER Commercial facility

THE NATURAL SHOE STORE Tokyo Office (Chuo-ku), Designed by Open A



BEFORE Warehouse



AFTER Office

Good quality vacant houses are temporarily transformed into community gathering places. (Ota-ku)



COMMENT

Ryo Yamazaki Professor, School of Design, Tohoku University of Art and Design

Engaged in community design, whereby the issues faced by communities are solved by the people who live there, he also participates in community planning workshops and various projects. CEO of studio-L. He holds a doctorate in Engineering.

Fostering loose associations among community members

Are you aware that Tokyo is a pioneer when it comes to public involvement in community planning? In the 1970s, with local community planning centers playing a central role, residents took the lead in launching and implementing various projects. In recent years I have turned my attention to "loose associations" formed when many different people gather in facilities built by public participation. While these associations are not as tight as those in families or companies, they can be useful in preventing such problems as senior citizens dying alone, or crimes that victimize children, and in solving other issues falling off the radar of municipal administrations. I believe that creating platforms for these human infranetworks to arise, and training people who can serve as coordinators in promoting such associations, will be necessary for future community building.



Tachikawa Kodomo Mirai Center The former Tachikawa city hall building was remodeled into a lively facility for children to gather.

Photo credit: "THE SHARE (Shibuya-ku)" ReBITA Inc.; "THE NATURAL SHOE STORE Tokyo Office (Chuo-ku)" Open A