

A study on management of living environment at detached housing areas

Depending upon decrease of population and household and maturity of society, new management system on living environment, which includes community management, is required as a method of “development along community context”, “management, improvement and renewal for community” and “implementation based on the market mechanism”. Living environment management may have typically three functions. First one is attractive property ownership and management for common space in the area, second is building control in the area and third one is provision of necessary services in the area. This Study makes analysis on current situations and issues on living environment management in Japan, and comparison study of HOA scheme of the USA, of which residents manage own area, and management company scheme of the UK, of which certain specialized company engages in development, management and rehabilitation in order to clarify institutional framework on architecture, urban and real estate to realize those management schemes. The Study finally indicates important implications towards living environment management system in Japan.