

THE SELECTION OF CONTRACTORS OR ARCHITECTS AND COMMITMENT TO THEM IN DETACHED HOUSING MAINTENANCE AND MANAGEMENT

- A study on ways of housing maintenance and management in suburban housing areas
part2-

Proper housing maintenance and management is necessary for making good housing stocks. Recently, the troubles that old residents face because of remodeling fraud have become a social issue in Japan. Some researches claim that one of the biggest anxieties for residents with respect to house remodeling is about the selecting professionals such as contractors, sub-contractors, and architects. Some residents who do not maintain a relationship with trustworthy professionals may struggle to find new professionals.

This paper aims at clarifying the selection of constructors or sub-constructors or architects and the commitment to them in housing management and maintenance. Interview surveys to the residents were used in three suburban housing areas. For analyzing, the trust theory was quoted. The following results were obtained:

- 1) The causes for selecting and making commitment to constructor, etc. are the appreciation for the ability, the good human relationship, the trust caused by common human network and so on.
- 2) Some advantages of the commitment were confirmed. Most of them would work validly with the stronger or longer commitment.