

OWNERSHIP AND USES OF BACK COURTYARDS IN COURTYARD STYLE SETTLEMENT

: A study on co-operative space management system in old residential area of Patan city (part 3)

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This study clarifies the features of Back Courtyards (courtyards which are not used to access the surrounding buildings) as common space through investigation of ownership, their uses and comparison with the uses of front courtyards. A block of three interconnected Front Courtyards and twenty eight Back Courtyards was selected for the survey. Several tasks such as collection of legal documents, visual inspection of courtyards, and interview with relevant officers and residents were conducted. The study discovered that 1) Back Courtyards are either individually owned space which is categorized as Raikara land (private land) or jointly owned land which is being managed by the customary law without categorizing them as Raikara land. 2) Back Courtyards mainly function as environment adjusting space for light and ventilation and plumbing space, a new type of space utilization such as storage space and laundry space are also identified. 3) Back Courtyards are used and managed by owners whereas Front Courtyards are used for private to public purposes and managed by local residents. The study also found poor management of Back Courtyards compared to Front Courtyards, which suggests that “clarity on relationship of ownership and uses” do not always lead sustainability of communal space.