

Research of the city reproduction by using of a reverse mortgage system

— The agreement formation promotion technique of rebuilding of a superannuated condominium —

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synopsis

There are many areas where buildings, such as a superannuated residence, crowd exists in the central part of the big city of our country. In many case, since elderly people reside in such a superannuated residence, the agreement formation towards a redevelopment project is difficult. Especially, although the condominium used as the core of habitation in the center of Tokyo is superannuated, and faces a rebuilding problem from now on, rebuilding of superannuated condominium is holding many subjects. Establishment of the smooth rebuilding system of a superannuated condominium is linking with “city reproduction” which the Koizumi Cabinet hangs up directly, and is expected to be set to one of the driving forces which activate stagnant Japanese economy.

Although the systems like a reverse mortgage which uses the existing stock property effectively even in Japan attracts attention, they are the approaches from the viewpoint of the individual for every subjects, there is almost no investigation of effective use of the stock property in consideration of city renewal. Therefore, in the redevelopment project which took in the condominium etc., it is key to build the system which utilizes a reverse mortgage system and promotes agreement formation, in order to realize “city renewal” considering a local resident, especially a senior citizen, at an early stage.

Although in rebuilding of a superannuation condominium and urban redevelopment, agreement formation is very difficult, if present condition has been left, possibility of promoting desolation of a condominium or an area is very high. Then, we studied the system that removes the economic problems which the senior citizen has, and prompts the participation to a redevelopment project by utilization of the system like reverse mortgage and viager which taps the stock property into money. In this case, we built the model by preparing of a necessary law and financial support, and arranging existing system, after comparing with the European and American case.