

Study on the New Direction of Residential Improvement and City Planning  
in the Matured Japanese Society

— Supply and Location Characteristics of Converted Housing  
in the Central Area of Tokyo —

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SYNOPSIS

Recently the office market in central Tokyo has been expanding, while the market for small-scale and older office buildings has been declining. The smaller and the older office buildings are, the more they shall be converted into residential use in downtown Tokyo. The demand in the city center has been led by an influx of people moving from outside the city into the city center. In order to meet the increased demand for residential property in the city center, there has been conversion of vacant office floor into residential one as one of solution methods to improve hollowed out inner area.

The decision whether or not to convert the office space into residential use depends mainly on market-based demand need to take significant analysis. It is important to analyze the location of the converted houses and determine how it is economically viable. The purpose of this study is to extract an area with the potential of conversion through those analyses and inquire the possibility of a future converted residence.

Through analysis of the conversion cases it has been presumed that the location of a converted residence can be divided into two. First, there is property that exists in commercial and business areas where there is significant vacancies, and secondly is in prestigious areas. On the basis of this tendency, the case studies of Kanda Jinbocho・Kanda Ogawacho and MotoAzubu are carried out.

In down town business areas where there exist the substantial supply and there are local businesses, the actual amount of conversions would continue. On the other hand, luxurious converted housing supply would be limited because of the lack of business buildings in the upper class residence area.