

A Case Study of The Dynamic Management Style of Dwelling Complexes
— In Case of Housing Cooperatives in America —

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SYNOPSIS

There are two contrastive concepts how multiple-unit properties are owned jointly. One is the concept based on the importance of individual unit ownership. 'Condominium' is the typical form that adopts this concept. The other concept considers the entire property as the object of co-ownership.

'Housing Cooperative' is one of the forms that adopt the latter concept, and its characteristic is that a non-profit corporation owns the entire property, whose members are both residents and shareholders. Housing cooperatives resemble rental housing in the fact that members pay a monthly fee in return for the occupancy right of a unit that they do not own. Housing cooperatives also resemble homeownership in the fact that members own shares in the total property.

This case study deals with some unique housing cooperatives in America that has formed dynamic living environment through the years, and clarified the following:

- 1) How has the relationship between 'Individual' and 'Collective' been coordinated in these housing cooperatives?
- 2) How has the quality both of each unit and the living environment as a whole been improved in these housing cooperatives?