

Socio-legal study on the reuse of empty housings in the district which protect the historical environment and architecture.

Action Research on Hateruma Island in Okinawa.

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[SYNOPSIS]

This study aims to research the legal theory on the contract of real estate in the era of population decreasing, where the renewal of stock housings and protection of landscape will be important, through the case study on Hateruma Island. There, the project of the protection of historical environment and architecture is going on now. But, because the population is decreasing and aging, the number of empty housings will increase dynamically.

From the result of the questionnaire survey on the tourists of this Island, they evaluate the landscape of this Island higher than the inhabitants, and there is the need for use of the renewal housings. From the interviews with the new comers in this Island, it is understood that they have the difficult experience to obtain their housing and to be accepted as the member of the community by the inhabitants.

To promote the reuse of empty housings, the matching system between housing holder and borrower is needed. The practices of Imai-Cho's NPO in Nara and Nishijin's NPO in Kyoto were very suggestive. So, for the new legal theory, it needs to take seriously the role of local community's NPO for the support of the contract's negotiation.

And, I suggest that the taxation on tourists is possible to finance the costs of the renewal of the empty housings and the preservation of the landscape in this Island, from the case study of Izena Island, and from the point of view of the Commons theory.