

A Study on Participatory Building Process of Guidelines for Community Management in Long-Dwelt Super High Rise Condominium

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[SYNOPSIS]

In this study, we has selected "N" as a main target of the study, because it had a great roll in prevailing the super high rise residential life style in Japan, and we had grasped the process of the community formation and the management of the condominium under the cooperation of the dwellers' association which aims to some memorial activities for its 25th anniversary.

We also visited almost all the super high rise condominiums with more than 25th floors in Tokyo, and we had several interviews with the persons who are in charge of the management in the selected condominiums to find out the generality and the specialty of "N".

Finally, we tried to build some guidelines for community management in long-dwelt super high rise condominiums as followings.

- Securing spaces for dwellers' communication outside of dwelling units in such as entrance hall and elevator hall.
- Securing key-persons such as "*Consierges*" who are important for making communications among dwellers vital.
- Having chances for the community members to communicate with foreign dwellers , tenants, and neighbor community.
- Community forming through the common issue of "Disaster Prevention" and "Emergency Affairs".
- Accumulating Memories of community forming process for creating the spaces and activities of the elderly people.
- Unification of the board members of the owners association and the dwellers' association.
- Building network among super high rise condominiums that have similar experiesces.