

「研究報告要旨」

A Study on Evaluation and Principle of Living Environment

Ch. Aya Kubota (Associate Professor, University of Tokyo)

[Synopsis]

As we were damaged by the Eastern Japan Great Earthquake, we have to notice that the displacement is one of the most severe and hard experience. We should have known because the situations are changing, towards shrinking society, financial deterioration, and too much polarization. The number of super high-rise residential buildings is rapidly increasing, which replace the former built environment with demolition of the community. The securitization of real estate clearly shows that the national government considers the importance of lands for investment, not for stable habitats. The current urbanism policy including promoting redevelopment project by municipalities and housing policy in Japan do not seem to emphasize on avoiding the gentrification.

First, the individual should be put by the first priority and any person should not be evicted when he or she does not want to leave his or her house.

Second, through the help from the local municipality, the community will manage the living environment by providing the information on housing of that area, caring with the living services, enhancing the stability of the living environment. Even though many individuals want to live in a super high-rise condominiums, we should ban such a new building type because it may demolish the existing community and living environment.

Third, the public should accept that the will of residents who want to keep their life there be protected.