

## A STUDY ON THE PLANNING METHOD OF SELF-RENOVATION BY TENANTS IN RENTAL APARTMENT HOUSES FOR THE SUSTAINABLE HOUSING

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### [SYNOPSIS]

Self-Renovation(SR), which can be defined as customizing a house done by tenants themselves, or a construction company based on tenant's planning, is addressed in this research. SR is an essence of sustainable living, because it can shift the paradigm of housing to autonomy, personalization and combined both planning and usage. This article is a research on the characteristics of contract, management and existing conditions of SR in rental apartment houses. We interviewed real estate agency and owners about a lease contract, business feasibility and the condition of dwelling units. Also, we visited some houses and interviewed residents on the process, way of construction, their evaluation on SR and surveyed and measured SR.

Real estate agencies prepare the restrictions of the area, approval system and consultation for SR, because they want to prevent extraordinary SR. But the tenants don't take them serious and work SR in all houses easily. The characteristics of SR are an autonomy and diverse ways of SR, such as rearrangement of rooms for respecting functional aspects and refinishing the walls, floors and ceilings for respecting design. SR generates the feeling of achievement, attachments to a house, brand-new way of living, the concept of housing and so on. Also, SR would raise the new philosophy and methodology on housing, such as human inclusion, maturity with time, sustainable living, appropriation and human transaction with an environment. Based on hard aspects, such as planning of dwelling units, soft aspects, such as contents of contract and business feasibility, we raised desirable system of contract, space of dwelling units and succession of dwelling units for business operators who manage the self-renovation by tenants in rental apartment houses.