

Study on the actual condition of the damaged condominiums because of the 2016 Kumamoto earthquake and problems related to reconstruction

—Compared with the 1995 Southern Hyogo Prefecture Earthquake and The 2011 off the Pacific coast of Tohoku Earthquake —

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The objective of this research is to clarify the damage condition of condominiums that were damaged during the 2016 Kumamoto earthquake; in addition, the restoration and reconstruction tasks, were compared with those in past earthquake disasters.

Our research methodology includes questionnaire surveys for condominiums in Kumamoto City; these questionnaires were used to grasp the overall trend of damage ; in addition, individual interviews were conducted for condominiums that were considerably damaged .

Based on the results of our questionnaire survey, 60% condominiums were judged the degree “minor damage” . The condominiums judged degree “completely destroyed” and “large scale half destroyed” were damaged to their structural sections. 70% of the policy decisions are made in a year after the occurrence of the earthquake ; the resolutions include the order of repair and restoration. 95% condominiums needed restoration works. Many of them suffer from problems related to funding and securing contractors in restoration work.

Based on the interview surveys conducted for condominiums that suffered from large-scale damage, it was possible to conduct restoration in a smooth manner especially for the cases wherein information collection was conducted at an early stage. In some cases, it was quite difficult to find contractors, and there were cases where the quick response of the management company influenced the speed of restoration.

In contrast, condominiums that were voluntarily managed faced confusion during the restoration process. It was difficult to decide the demolition of their condominiums by themselves within a year.

It is necessary to respond individually if there is considerable damage to the condominiums; in addition, it is desirable to dispatch experts at an initial stage, to ensure financial and informational support.