

「研究報告要旨」書式

Study on the Actual Situation and Issues of Projects
for the Revitalization of Suburban Residential Area by Private Sectors
—A Case Study on the Kansai Region—

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[SYNOPSIS]

Due to the rapid aging of the population, suburban residential area is experiencing a declining population, the deterioration of facilities, increase of vacant lots and houses that has led to decline the attractiveness of the community. Recently, various experimental projects have been developed nationwide, but the projects are mainly led by local governments in the Kansai Region, and efforts to revitalize the areas with the participation of the private sector are in the beginning stage. Because of the financial, technical, and manpower limitations of projects led solely by local governments, the participation of the private sector is expected to increase in the near future.

This study clarifies the actual conditions and issues of private-sector participation in suburban residential area revitalization projects in three municipalities in the Kansai Region by literature review, field surveys, and interviews with the governments and private sectors. The cases can be categorized into three types: 1) a revitalization project with the participation of community-based companies (Sanda City), 2) a case in which private company contributes to revitalization in multiple areas (Kobe City), and 3) a revitalization project by a developer (Miki City). In Type 1, the government is heavily involved, and projects are distributed regardless of the size of the issue. Type 2 is a small-scale project that responds to a specific issue, and although the government is heavily involved in the initial stages, the private sector is gradually shifting the initiative to the project. Type 3 has characteristics of both Type 1 and Type 2, with the potential for comprehensive problem solving through collaboration among the developer who implement a variety of projects in a bottom-up manner, while the government sets out a master plan for the revitalization.