

Refurbishment and Renovation of Large Housing Estates in Japan

SUREURO Conference, Kalmar, June 2004

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Housing Refurbishment-Study Group

Housing Refurbishment-Industry Group

A Report from a Study Group in Tokyo

- 1998 CIB TG26 "Open Building Implementation" International Symposium
June 15th - 17th, Technical University of Helsinki, Helsinki
- 1999 "Panel Games II" Conference
an international conference on refurbishment of large housing estates
May 10th - 12th, EXPO 2000 Sachsen-Anhalt GmbH, Dessau
- 2000 Revitalization of Large Housing Estates in Central and Eastern Europe
July 10th - 12th, Japanese-German Center Berlin, Berlin
CIB W304 "Open Building Implementation" Tokyo Conference 2000, OBT 2000
October 16th - 18th, Architectural Institute of Japan, Tokyo
- 2001 Osaka International Conference: Refurbishment of Large Housing Estates
November 14th, Viala Osaka, Osaka
- 2002 Opening of Leinesfelde Japanese Garden
"Balancing Resources and Quality in Housing"
CIB W304 "Open Building Implementation" Mexico City Conference
October 3rd - 4th, Universidad Autonoma Metropolitana, Mexico City



A Report from a Study Group in Tokyo

Refurbishment and Renovation of Large Housing Estates Open Building Solution

Sanierung und Erneuerung von Großwohnsiedlungen Lösungsansatz Offenes Bauen

Study Group: Refurbishment and Renovation of Large Housing Estates
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Editing: Masamitsu Hozawa



History and Objectives of the Groups

The **Housing Refurbishment Study Group** was established in 2000 as a voluntary organization by those who were concerned with architectural design, building production and town planning in the housing field. Most of the initial members are the participants of the **Dessau Conference in 1999** and the **Berlin Conference in 2000**. They have produced a book for Japanese readers “Danchi-Saisei (**Refurbishment and Renovation of Large Housing Estates – The Open Building Solution, Sanierung und Erneuerung von Grosswohnsiedlungen – Loesungsansatz Offenes Bauen**)”, in Japan in 2002, and in Europe in 2003. This publication received good echo in Japan, from not only housing professionals but also resident initiatives of the housing estates which were developed during the 60’s. In response to this, a series of discussions were organized in order to establish formal entities which can promote housing refurbishment projects. As a result from these discussions, the **Housing Refurbishment-Study Group** and **Housing Refurbishment-Industry Group** were established in 2003. A third organization, the “**Housing Refurbishment Promotion Council**” which consists of politicians and opinion leaders, will complete the third formal entity.

Housing Refurbishment-Study Group

- Professional support for project initiatives to organize housing refurbishment projects
- Research on project finance, and legal issues related to the projects
- Development of project management know-how
- Research and development of Open Building know-how
- Enlightenment, education and instruction to promote housing refurbishment projects

Members:

Researchers from architecture/building planning/design production- and management-field,

Housing Refurbishment-Industry Group

- Support for establishment of actual housing refurbishment projects
- Development and execution of project financing
- Education and training of project management experts
- Development of Open Building products and technologies
- Proposals of industrial policies

Members:

Industry corporations:

building components, construction, energy supply, financing, housing services, etc.

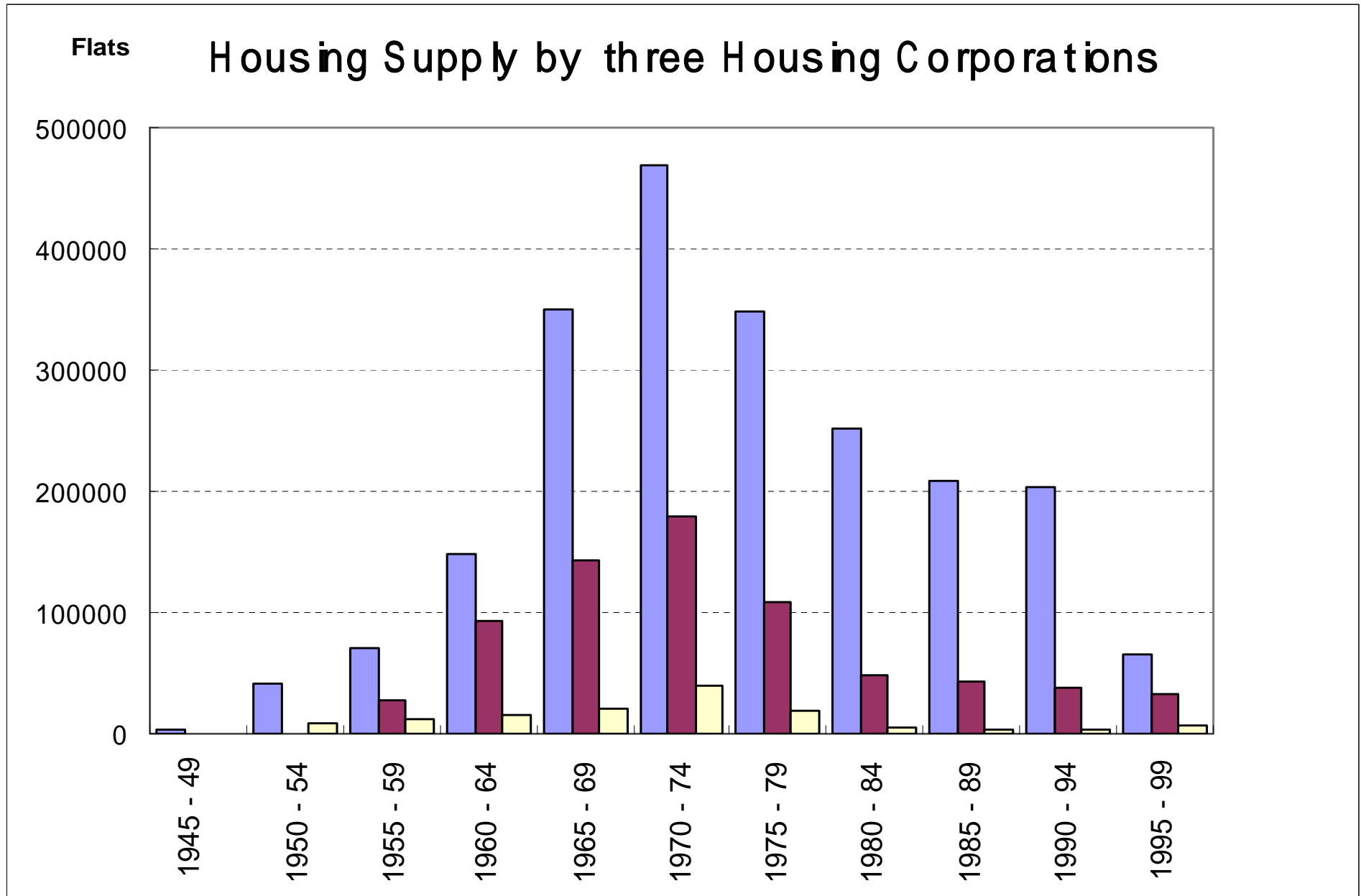
Housing Refurbishment Promotion Council

- Social appeals to promote decent life and quality of life
- Social appeals to promote industry and economy of the new century
- Coordination of ministry policies, industry associations and other professional organizations
- Long-term business plan of Housing Refurbishment-Study Group and -Industry Group
- International collaboration

Members:

Opinion leaders and top people from the SG and IG

Housing Refurbishment Demand in Japan

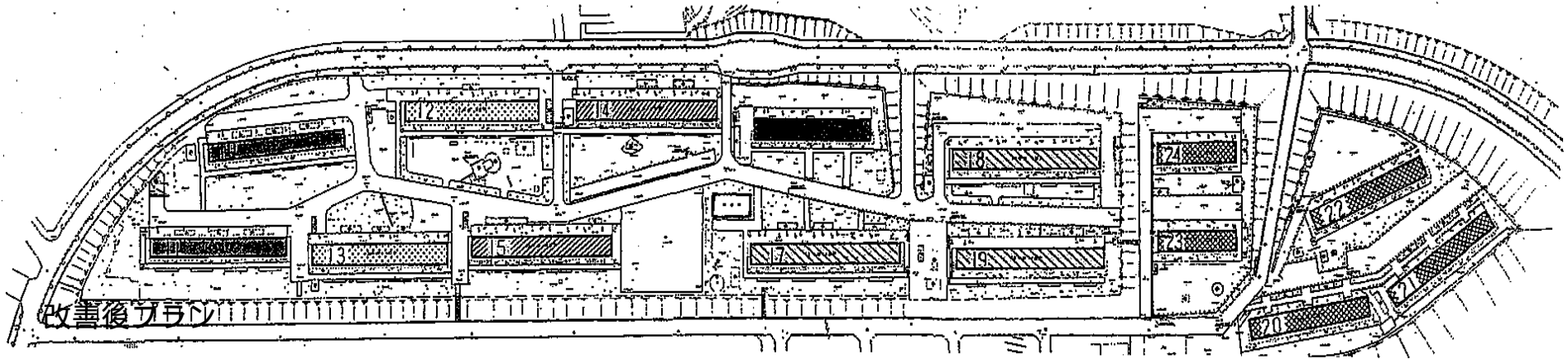


Renovation example: Elevators

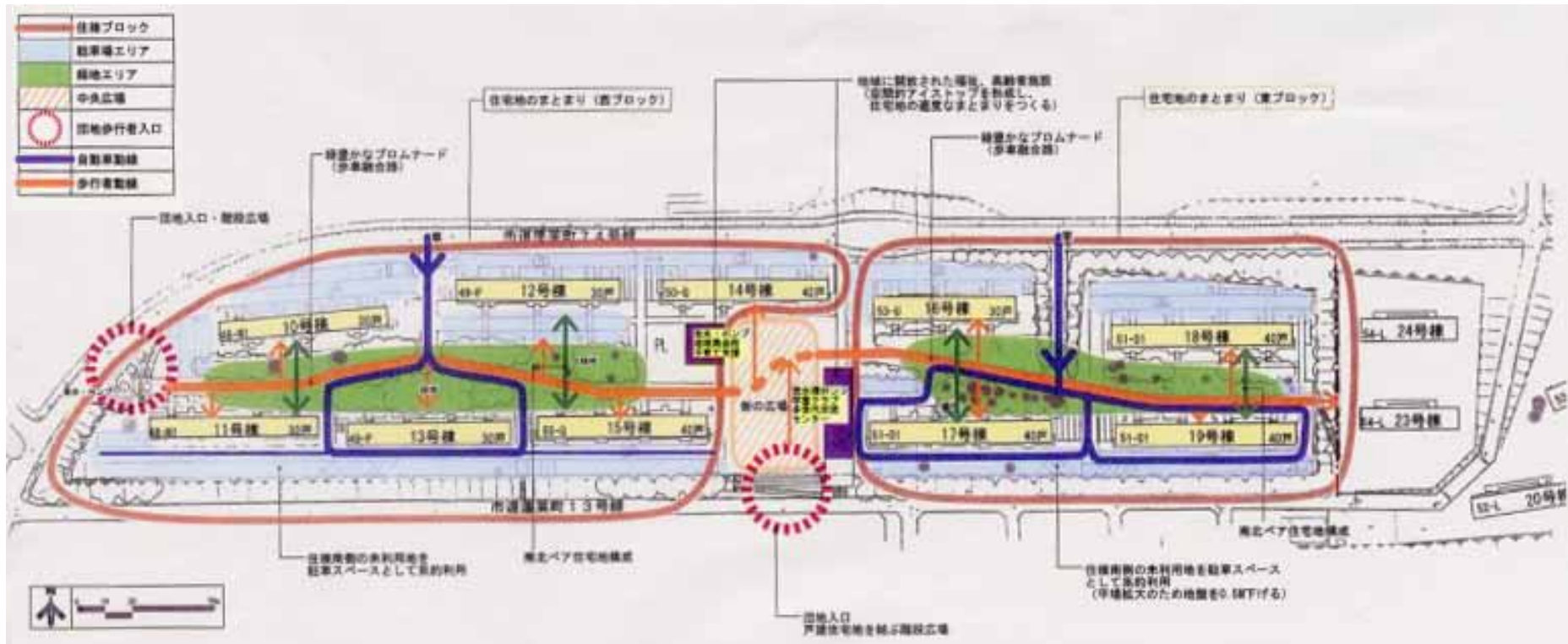


Structural change of the housing estate

従前プラン



改善後プラン



Marketing Power and Collaboration

Dissemination of information, for the people of the housing estates in particular

- A monthly housing free paper, of 820,000 circulars, is carrying our articles
The report on SUREURO will encourage the project initiatives in Japan.

Good collaboration with other organizations which will help us reach the target;

- **SB05Tokyo**, The 2005 World Sustainable Building Conference in Tokyo
September 2005, hosted by MLIT, CIB, iiSBE and UNEP
- **A COE project**:
Development of Technologies for Activation and Renewal of Building Stocks
in Megalopolis, Tokyo Metropolitan University, Architecture Dept.

International event to promote Open Building adoption in housing refurbishment

- International competition of Infill components for the refurbishment projects
- International student award for housing refurbishment diploma works