

## Action for Sustainable Buildings and Environment

### —Establishment of NPO by Expert Team—

Condominiums have been popular as resident status for people to live in urban areas. However, it is predicted to be a social issue that 30- to 50-aged condominium buildings estimated to be in the phase of reconstruction will take place on a large scale in the future. Renovation of aging condominiums widely includes replacement of equipment, installment of elevators, barrier-free modification, and quakeproofing of buildings constructed before the current earthquake-resistance requirements were set. Though the issues to be solved range widely, there is a limit for the authority to administrate privately-owned properties, and the involvement of private businesses is limited because of their profit-oriented activities. Further, many of the condominiums require to be rebuilt, producing serious problems. For the most of existing condominiums the floor space ratio exceeds the restriction, and when they are rebuilt, it is inevitable to reduce the scale to conform to the current floor space ratio regulation. Rebuilding must be based on the premise that expenses charge arises and residents move out. By these reasons, there is the possibility that the solution of issues is delayed and the degraded buildings increase in number tending to turn into slums. In consideration of these situations, we the expert team established a nonprofit organization “Condominium Refinement Reconstruction Support Center” to think of the various issues from renovation through re-formation of urban area together with the residents, aiming for sustainable buildings and environment.

Our activities are as follows:

#### 1. On-site activity

We visit early condominium buildings to determine the condition. We point out the problems and suggest the countermeasures to the comparted ownership holders.

#### 2. Quakeproof diagnosis

Through visual quakeproof diagnosis of buildings, we advise the countermeasures as necessary. Piloti style buildings can be easily determined from the outside appearance as seen that constructions in this style were seriously damaged by the Great Hanshin Earthquake in 1995. The quakeproof diagnosis is more important than emergency measures after hit by an earthquake.

#### 3. Proposal of “Super Refinement Method”

We propose quite a new alternative which does not depend on reconstruction. That is “Super Refinement Method.” With this method condominiums can be improved and revived with the existing structure skeleton kept and reformed, while added value including right transformation is created.

#### 4. Presenting urban planning

For the heavily packed areas with many early-built condominiums, especially those which were once compliant when built but turned to be noncompliant due to the change of construction law, it is expected to totally restructure the residential environment. We present urban planning through corporation with residents and the administration, to redevelop urban areas satisfying the needs of public space.

#### 5. Collaboration in related specialized fields

To create a sustainable residential environment, we adopt expertise of related specialized fields and develop environmental consciousness, open building system, etc.