

Study of formation of community for appropriate maintenance of condominiums

Summary

This study aims to suggest a relation between ability of maintenance of condominiums and community of resident ,also to suggest the way of formation of relation for appropriate maintenance.

The research methods of this study are questionnaire to homeowners' association of condominium and interviews with homeowners' association, local community, property companies, condominium managing companies and municipality. Questionnaire which investigates the actual situation of relationship of resident of condominium, relationship between resident and local community collected 1,094 homeowners' associations of mailing 3,150 homeowners' associations. The analysis of the questionnaire is the relation between the following items and the communication with neighbors and community of resident of condominium.

- 1) Community formation in resident of condominium,
- 2) Community formation in resident and local community,
- 3) Operation and maintenance by homeowners' association,
- 4) Elements of building of condominium (scale [super high-rise, high-rise, small scale], common facilities, floor plans)

The outline is as follows though the analysis result is described in Chapter 2.

- 1) As for basic communications of the resident of being able to identify the face and greeting it, the equivalent extent is taken. On the other hand, local community and resident's communications are not so taken.
- 2) The community activities such as the festivals and events are active in the condominium with the space such as conference rooms that can act.
- 3) An increase of the homeowners' aging and indifferent homeowners' is a general problem that the homeowners' association has. However, the ratio in which it has the problem is low in the apartment house where the level of the mutual acknowledgment communications is high.
- 4) In the condominium where the level of the mutual acknowledgment communications is high and the community activities are active, the trouble of the resident of sound environment of daily human life, etc. can be solved by the discussion of the homeowners' association.

The interviews with 36 cases (homeowners' associations, local communities, developers, management companies, municipalities) aimed at the verification of the relation between the community and the operation and maintenance of condominium and the collection of advanced cases in forming community.

The good methods to form community in advanced approaches were derived by analyzing the cases that were collected by the interviews, and systematically classified according to the features and the actors at chapter3.

The hints on the condominium resident community formation were shown based on the actual situation and the advanced cases that became reference of the management and the community of condominiums that had been obtained according to the result of the survey. These hints are systematically classified at the chapter4 according to the types of community.

In conclusion, the following are described in Chapter 5. The relation of a proper operation and maintenance of condominium are clarified from the finding obtained from the investigation with the community, and the ideal way of the community formation for a proper operation and maintenance was shown. The accumulation of communications of resident enables to excavate the supporter of management, and actualizing the problem that resident of condominium and the local community have. The relation that is the acquaintanceship becomes basic physical strength to do the activity that appropriate maintenance management of the condominium. In addition, it was clarified that not only the approach that formed the community but also the approach that applied the community to an appropriate maintenance management activity was important.

Keywords :

Condominium, Community of resident, homeowners' association, maintenance management of condominium, local community