**Effective Use of Housing Stock**

Unoccupied residences are on the increase in Tokyo, and their number is expected to grow further. This makes it essential to use good quality unoccupied homes and other existing housing stock to revitalize areas and create comfortable communities.

**Location of unoccupied residences\(^{1}\)**  
Walking distance from nearest train station: 60% are within 10 minutes of a station.

**Examples of initiatives for using existing housing stock effectively**

**THE SHARE (Shibuya-ku), a shared multi-purpose facility**

**Fashionable clothing store (Tsukishima-ku)**  
A space for cultural events and workshops.

**THE NATURAL SHOE STORE Tokyo Office (Chuo-ku), Designed by Open A**  
A commercial facility before being transformed into a community gathering place.

**Fostering loose associations among community members**

Ryo Yamazaki, Professor, School of Design, Tohoku University of Art and Design  
Engaged in community design, whereby the issues faced by communities are solved by the people who live there, he also participates in community planning workshops and various projects. He has a doctorate in engineering.

Are you aware that Tokyo is a pioneer when it comes to public involvement in community planning? In the 1970s, with local community planning centers playing a central role, residents took the lead in launching and implementing various projects. In recent years I have turned my attention to “loose associations” formed when many different people gather in facilities built by public participation. While these associations are not as tight as those in families or companies, they can be useful in preventing such problems as senior citizens dying alone, or crimes that victimize children, and in solving other issues failing off the radar of municipal administrators. I believe that creating platforms for these human infrastructures to arise, and training people who can serve as coordinators in promoting such associations, will be necessary for future community building.

Fostering loose associations among community members

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\(^{1}\) Ministry of Internal Affairs and Communications “2013 Housing and Land Survey”; \(^{2}\) Ministry of Land, Infrastructure, Transport, and Tourism “FY 2009 Survey of Unoccupied Houses”