

## Promoting Appropriate Management and Renewal of Apartments/Condominiums

In Tokyo, about 40 percent of households live in apartments and condominiums, making this a typical living arrangement for residents of the city. However, various challenges arise in matters such as the building's maintenance, management, and reconstruction, especially in the case of condominiums with unit owners, as it is difficult to build a consensus among the many right holders.

The TMG is taking a comprehensive approach in promoting measures for condominiums, such as supporting the initiatives of condominium associations and owners, in order to encourage appropriate management, seismic retrofitting, smooth rebuilding, and other efforts.

### Appropriate Apartment/Condominium Management

Insufficient management of apartment and condominium buildings, such as negligence in conducting renovations at the proper time, could push up the pace of the building's deterioration.

To address the issue, the TMG implements a number of initiatives including raising awareness through seminars and guidebooks, providing consultation by lawyers and other specialists, and subsidizing interest on loans for improvement and retrofitting of common areas.

### Promoting Earthquake-Proofing of Condominium Buildings

Condominiums and apartment buildings could pose a danger to the surrounding area in the event of a major earthquake, because of their size.

In light of this, the TMG collaborates with municipalities to encourage actions for earthquake resistance of these buildings, including providing financial assistance for seismic evaluation and retrofitting, and introducing the efforts of condominiums that were able to implement seismic retrofitting at seminars and other events.



Reconstruction of a large condominium complex

In FY2012, the TMG established Condominium Expert Teams and began sending them to condominium associations and other relevant parties to raise awareness.

### **Encouraging Renewal of Condominiums**

Measures taken to encourage the retrofitting or reconstruction of aged condominium buildings include the sending of experts to give advice to condominium associations, renting out metropolitan housing or providing information on other temporary housing to people needing a place to live during the rebuilding process, and collaboration with the municipalities in providing subsidies or other financial assistance to help cover the costs of reconstruction and other such initiatives.