Consideration on theoretical framework of condominium management studies in Japan

Kim JungIn* · Kajiura Tsuneo** · Fujita Shinobu*** · Toda Satoko****

< Abstract >

In condominiums there exists both individual ownership space and common use space, and unit owners have to cooperate in the management of both. Difficulties of cooperative management resulted in inadequate management, especially of common use space. Inadequate condominium management is a problem for the whole urban area in which the condominium apartment is located. The study of condominium management in Japan was begun in order to solve the problems of condominium management. This paper describes the history and the trends of Japanese condominium management studies, focusing on condominium management system, maintenance, common expenses, rebuilding, and administrative policy.

First, studies of condominium management were started to seek solutions for individual management problems. Especially, studies of management systems, maintenance and common expenses were done among others. Researchers suggested new management method for the highly rentalized condominiums, and put an emphasis on importance of collecting appropriate common assessment and reserve fund. Then, rebuilding and renovation were taken up as next subjects, since there have been many earthquakes in Japan. Recently, issues of primary settings of governing documents and development control were studied. In order to accomplish proper primary settings and development control, it is necessary for researchers to study about both educational system for professionals and administrative policy.

Keyword : condominium, condominium management, Japan

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I. Introduction

In Japan, construction of condominium apartments began in the latter half of the 1960s, mainly in metropolitan areas. By the end of 2003, the stock of condominium apartments had reached 4,470,000 units, housing approximately 11 million people. According to the housing and land statistics survey, 1998, condominiums account for about 10 percent of all housing. In some cities in metropolitan areas, condominium apartments amount to 30 percent of home ownership. It is no exaggeration to say that condominium apartments are an established form of urban dwelling in Japan.

![Figure 1: Construction of Condominiums in Japan](image)

Because condominium apartments were a new type of housing, no one noticed the importance of their management in the early years. As the supply increased, and the years

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1) The number of units in condominiums is estimated from the “building construction survey” (Economic Bureau, Ministry of Land, Infrastructure and Transport)
passed, however, the problems of condominium management began to receive public attention. Inadequate management of common use space was the major problem. In condominiums, there exists both individual ownership space and common use space, and unit owners have to cooperate in the management of both. Difficulties of cooperative management resulted in inadequate management, especially of common use space. If condominium management is not conducted properly, the condition of the property could deteriorate seriously making living conditions less desirable. Inadequate condominium management is a problem for the whole urban area in which the condominium apartment is located. Researchers and specialists, therefore, came to recognize the significance of condominium management.

Thus, the study of condominium management in Japan was begun in order to solve the problems of condominium management. This paper describes the history and the trends of Japanese condominium management studies. We will consider the reasons for each study and the relationship between them by examining the periods, the subjects and the methodology of the studies. We will also have a look at recent trends, and discuss the future of Japanese condominium management studies.

Problems of condominium management in Japan were first discussed at the Architectural Institute of Japan by researchers in the field of planning. Since then, Japanese condominium management studies have been published mainly by AII. Later, however, the Japan Institute for Condominium Living and Association of Urban Housing Sciences were founded and many studies of condominium management were published by these organizations. There are also some studies done by the Japan Society of Home Economics and the City Planning Institute of Japan. We will consider the studies by the above institutes and look at the study trends in the architectural and housing fields in Japan2).

2) Studies concerning condominium management were also done in several academic organizations other than those mentioned above. First, there are studies in the field of the civil law. As the Compartment Ownership Law was enacted in 1962, Studies in this field started earlier than those in the field of management. In the 1980s, many of these legal studies were published as academic writings. Afterwards, the Japan Institute for Condominium Living which comprises architectural and housing scholars and jurists was founded, they started interdisciplinary studies. Results of studies are mainly published in the Condominium Living and the Jurist. Second, there are studies in the field of sociology. For example, studies of collective housings, condominium apartments and communities in housing complexes. (Kurasawa,S., 1990)
For this purpose, we made a list of studies, academic journals and survey reports from the late 1970s (when Japanese condominium management studies started) to October, 2004. We will examine significant subjects chronologically, and look into the backgrounds of those subjects.

II. Significant subjects of condominium management

As we stated before, studies of condominium management started in the 1970s when the supply of condominium apartments increased rapidly. In the first few years, most of the studies were concerned with the management problems of condominium apartments supplied by public suppliers such as the Japan Housing Corporation and prefectural housing supply public corporations. Researchers began to investigate condominium apartments developed by private enterprises in the latter half of the 1970s. At first, general and holistic studies were mainly done to grasp both the real conditions and the problem areas of condominium management because in those days they were not clear. In the 1980s study subjects were established corresponding to each problem area. Since then Japanese condominium studies have become more detailed and specialized.

We will look at each subject in the following sections and review the development of condominium studies in Japan.

1. Studies of condominium management systems

These were studies of the system of condominium management: which parties are involved, and how are they engaged in the condominium management, especially in the process of making decisions, giving directions about each task and executing them. These studies,

in other words, focused on the way condominium management is carried out.

Some of the studies pointed out that there are three aspects to condominium management: maintenance, governance and community. It became an important subject to examine who, and in what manner, they should supervise these aspects and conduct the whole business.

In condominiums, where cooperative management by unit owners is the principle, owners are responsible for its management. Actually, however, management business is entrusted to management companies or carried out by contractors such as on-site managers, janitors and maintenance companies. (Table1.)

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Preferences of condominium owners for management types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trust all of management to the management contract company</td>
<td>26.7%</td>
</tr>
<tr>
<td>Trust the business to the contract company, and operation is performed by condominium owners</td>
<td>51.6%</td>
</tr>
<tr>
<td>All management is performed by condominium owners</td>
<td>10.3%</td>
</tr>
<tr>
<td>Any of them can be taken</td>
<td>11.3%</td>
</tr>
</tbody>
</table>

Source: Kajiura, “Condominium management in Japan”, 1994, p.262

Thus, there are several parties (unit owners, management companies, managers, individual contractors and so on) who are concerned with condominium management. The studies discussed how they cooperate or share the duties for the purpose of the ideal performance of them. (Figure 2)

<table>
<thead>
<tr>
<th>Figure 2</th>
<th>Parties engaged in Condominium management</th>
</tr>
</thead>
<tbody>
<tr>
<td>Providers</td>
<td></td>
</tr>
<tr>
<td>Unit Owners</td>
<td></td>
</tr>
<tr>
<td>Management Companies</td>
<td></td>
</tr>
<tr>
<td>Management associations</td>
<td></td>
</tr>
<tr>
<td>Individual contractors</td>
<td></td>
</tr>
<tr>
<td>Managers</td>
<td></td>
</tr>
</tbody>
</table>

1) Residents' participation in management

Participation of residents has great significance in Japanese condominium management which requires unit owners to organize management associations to carry out its tasks. Yamasaki (1986) indicated that it was important to grasp residents’ attitudes to the management of their property in deciding the form of management and improving job performance. Kajiura (1991), analyzing characteristics of management acts in terms of decision making and execution processes, showed the parts in which residents or unit owners should participate. Besides, Kajiura pointed out that researchers needed to examine the possibility of developing residents’ views of condominium management in the area of maintenance of the quality of the living environment.

2) Renters' participation in management

In condominium apartments where the number of rented units has increased, discord occurs between unit owners and residents. In this case, it is necessary to think about the participation of both parties while paying attention to the different aspects of owning and use of property (Hirata, et al, 1989). Having this background, studies on rentalization of condominium apartments were conducted. These studies observed that condominium management became difficult because possession and habitation were separate. Saito, Kajiura, and Hirata (1991) surveyed the actual condition of rentalization and the structure of the problems, and mentioned that the problems caused by rentalization have great influence on the governance of condominiums. When the proportion of the units rented increases, participation of both absent owners and renters is essential. From this point of view, it was argued that the management method should be reviewed to include renters in the day-to-day management of the property (Saito and Kajiura, 1993).

3) Role of Management companies

While the participation of residents (unit owners and renters) is considered to be important, a great number of Japanese condominium apartments entrust their management to management companies, and the problems caused by this form of management was made an-
other study subject.

One of the main factors causing problems in Japanese condominium management is that, in most condominium apartments, developers decide the management companies. Although unit owners are required to organize both management associations and boards of directors to execute management, they cannot choose the first management company which they should entrust the jobs to. This brings about many difficulties in management by associations. Most associations can hardly grasp the contents of bylaws and management contracts which are written by developers (Kajiura, et al, 1997). One of these problems occurs when a developer designates its affiliate company as the first management company of the property. When this happens, this affiliate works for the profit of the developer, not of the associations, and sometimes performs its duties inadequately. The other problem is that contents of contracts are not properly set up. Kajiura conclude that there is a possibility of producing various patterns of contracts if contents and conditions of management contracts are reviewed in detail, and that contents of entrustment should be specifically written to prevent problems arising from contracts. Troubles with management companies are often caused by misunderstanding of contents of management contracts. Contents of contracts, especially what tasks are to be entrusted, need to be written in detail with precise terms so that misunderstandings do not occur. Through administrative guidance, the Japanese national government has advised management companies on the possible solutions of these problems, and also written a model contract of management entrustment.

Adding to these studies, there are several studies concerning tasks and roles of management companies in foreign countries.4)

2. Studies of maintenance

If maintenance is not done properly, condominium apartment buildings will gradually degrade having a negative effect on the local community. Maintenance of condominium apart-

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4) Fujimoto, Y., 1992a
ments is one of the most important management duties.

Studies in various fields are helping in the development of maintenance programs for condominium apartments. Many were done as research into the maintenance of middle to high-rise buildings\(^5\). There are also studies of building materials, structures and facilities of condominium apartments.

\(<\text{Figure 3}\>\) Tentative plan of reserve fund based on Long-term repair plan

\[\text{(in case of middle-rise condominium, 270units)}\]

Source: Edit committee of housing studies *Housing management*, 2003, p.82

Large-scale repair is an essential maintenance duty as well as daily inspection and repair. Several technological studies have been done concerning preventive measures for deterioration or durability improvements of middle-to high-rise buildings of reinforced concrete construction, SRC construction and steel construction.

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Regarding condominium apartments, technological and structural studies were carried out, especially on preventive and systematic large-scale repair of roofs, exterior walls, verandas and pipes. As other subjects of studies, Building evaluation, design for improvement, supervision of construction work and reform technologies were major ones, as well as cycle of maintenance and planning with regard to long-term repair plan. Establishment of standards for repair was another subject. Evaluation standard and construction standard were results of those studies.

Recently, as the number of aging condominium apartments increases, researchers started to work on the subjects concerning renovation, not as a mere repair but as the one planned especially for total regeneration of living space. Adding an elevator or a slope to a structure to increase accessibility is one of the examples. Studies are now aiming at regeneration of housing complex as a whole. (Matsumura, 2001)

3. Studies of common expenses

Many condominium management associations use original terms on their balance sheets which makes it difficult for them to compare their own balance sheets with those of other condominiums. To invest management fees effectively, the standard expenses should be given to associations. Standard terms and amounts of expenses, therefore, were revealed through an investigation into the actual conditions of the associations’ balance sheets (Kajiura, 1981-1982). This study makes it clear that expenses for repairs and contract costs are a large part of the total expenses. Kajiura also referred to the fact that conditions of balance sheets differ according to the sizes of condominiums and the types of the management systems. (Table 2.)

Management of middle-to high-rise condominium apartments is complicated because the units are owned by individual owners. Setting management fees is the most important thing for unit owners to cooperate on in the management of the property. In order to manage con-

6) Fujimoto, Y., 1990; Fujimoto, Y., 1992b; Ishii, T., 2002; Yamasaki, K., 1985b
### Table 2: Standard terms on balance sheet of common expenses

| Source: Kajura, Condominium Management, 1997, p.319 |

<table>
<thead>
<tr>
<th>Terms</th>
<th>Terms</th>
<th>Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>Preservation • Renewal</td>
<td>Tax • Insurance premium</td>
</tr>
<tr>
<td>Contribution of management assessment</td>
<td>Structures</td>
<td>Property tax</td>
</tr>
<tr>
<td>Normal management assessment</td>
<td>Roof</td>
<td>City planning tax</td>
</tr>
<tr>
<td>Special reserve fund</td>
<td>Exterior wall</td>
<td>Tax of interest</td>
</tr>
<tr>
<td>Other contribution</td>
<td>Corridor</td>
<td>Other public contribution</td>
</tr>
<tr>
<td>Income of charge for facilities</td>
<td>Balcony</td>
<td>Insurance</td>
</tr>
<tr>
<td>Charge for parking</td>
<td>Stairway</td>
<td>Unknown</td>
</tr>
<tr>
<td>Charge for bicycle parking</td>
<td>Meeting room • office</td>
<td>Community life</td>
</tr>
<tr>
<td>Charge for trunk room</td>
<td>Other structures</td>
<td>Expense of town association • Neighborhood</td>
</tr>
<tr>
<td>Charge for leased private garden</td>
<td>Unknown</td>
<td>autonomous</td>
</tr>
<tr>
<td>Income of interest</td>
<td>Equipments</td>
<td>Other community contribution</td>
</tr>
<tr>
<td>Interest of normal accounting</td>
<td>Air-conditioning</td>
<td>Expenses of waste treatment</td>
</tr>
<tr>
<td>Interest of special accounting</td>
<td>Lighting • Electricity • Communications</td>
<td>Other expenses for community life</td>
</tr>
<tr>
<td>Other interest</td>
<td>Gas</td>
<td>Unknown</td>
</tr>
<tr>
<td>Miscellaneous income</td>
<td>Plumbing</td>
<td>Other expenses</td>
</tr>
<tr>
<td>Balance of water rate</td>
<td>Purification plant</td>
<td>Unknown</td>
</tr>
<tr>
<td>Other miscellaneous income</td>
<td>Disaster control</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td>EV</td>
<td></td>
</tr>
<tr>
<td>Expense for contract management</td>
<td>Other equipments</td>
<td></td>
</tr>
<tr>
<td>Salary for on-site personnel</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Management fee</td>
<td>Construction site</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td>Plant</td>
<td></td>
</tr>
<tr>
<td>Expense for association management</td>
<td>Play equipment • Fence • Passage</td>
<td></td>
</tr>
<tr>
<td>Expendables • Furnishings</td>
<td>Parking area (include bicycle)</td>
<td></td>
</tr>
<tr>
<td>Expense for meeting</td>
<td>Other construction site</td>
<td></td>
</tr>
<tr>
<td>Charge for printing</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Office salaries</td>
<td>Other of expenses for preservation • renewal</td>
<td></td>
</tr>
<tr>
<td>Expenses for transportation • Communication</td>
<td>Expenses for preservation • Renewal</td>
<td></td>
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<tr>
<td>Expenses for community and activity</td>
<td>Expenses for mutual research</td>
<td></td>
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<tr>
<td>Other expense for association management</td>
<td>Unknown</td>
<td></td>
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<tr>
<td>Unknown</td>
<td></td>
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<tr>
<td>Expenses for running common spaces</td>
<td>Sub terms of preservation • Renewal</td>
<td></td>
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<tr>
<td>Water</td>
<td>Inspection • Preservation</td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td>Repair</td>
<td></td>
</tr>
<tr>
<td>Gas</td>
<td>Planned repair</td>
<td></td>
</tr>
<tr>
<td>Other expenses for running common spaces</td>
<td>Special repair</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td>Mutual repair</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Renovation</td>
<td></td>
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<tr>
<td></td>
<td>Extension</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Research for large scale repair</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Unknown</td>
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</tbody>
</table>

dominium apartment funds well, planning and logical abilities are required, as well as the precise estimation of each itemized expense. For example, if the maintenance and repair expenses of a condominium apartment were not estimated accurately and disclosed, it would be quite difficult to collect them from the hundreds of unit owners. Finances should be well planned with a long-term view (Kajura, 1981-1982). But some management companies set the management expenses to be less than the amounts actually needed to give a good im-
pression to prospective purchasers so that they believe management expenses would never be a burden for them. This could be very serious if the amount needed for the reserve fund is greatly underestimated.

4. Experience of condominium maintenance; condominium development and primary settings of governing documents

Experiencing a repair in the course of condominium maintenance, people find that a structure designed and constructed with preparation for repair can not only reduce cost, but also lessen difficulties afterward. For example, in some apartments, building constructors found the pipes buried in concrete cement, which enabled them renewing those pipes. This example shows that these experiences of maintenance would give helpful knowledge to planning of development of condominium apartments. Bylaws and house rules written at the point of development give a great influence on management of condominium apartments. Therefore, studies concerning settings of properties’ conditions and governing documents were carried out?). At the same time, how to guide and advise developers to set these documents properly became another significant subject.

These studies lead researchers to survey of development control. Studies were also done concerning development control in foreign countries (the U.S., especially).

1) Primary setting of the bylaws and house rules

As described in section 2, it is important to specify a management contract. Not only the contract but also the details of sales of a condominium project should be stipulated, especially regarding the primary setting of ownership and management type. Though it is quite clear that these conditions have broad implications for future habitation and management of a property, there are no effective steps being taken to bring it about. A researcher pointed out that actually a considerable number of problems are caused by inadequate primary settings.

(Saito, 2003). In this study, it is recommended that real estate companies which sell condominium apartments should be responsible for organizing an association, holding an annual meeting, setting primary bylaws, setting management expenses and a reserve fund. Real estate companies do have responsibilities in this process, however documents are almost always prepared automatically without particular consideration for each project. It is clear that these companies are really responsible for the primary settings of governing documents. Moreover, according to Saito, settings and disclosure of ownership for common property and the site should be reviewed again. Saito also proposed establishing a dispute solving institution. Consequently, in condominium apartments, regulations or directions applicable at the time of sale are important. That is to say, the national government and local municipalities should take an active part in it.

2) Development control (disclosure and inspection of documents (information) at development and sales stage)

It is argued that in order to set up management systems properly at the primary stage of development, disclosure and inspection of governing documents should be conducted. In several states of the U.S., state governments require real estate companies to register information concerning details of ownership, bylaws and house rules at the stage of development and sales. There are several studies examining measures taken at the stage of development, especially on the above mentioned system in the U.S.8)

5. Earthquakes and studies of condominium management and reproduction system

Japan has been continuously struck by earthquakes. Several earthquakes were so destructive that they gave considerable damages on condominiums. Japanese researchers, therefore, studied about the influence of and recovery process from earthquakes.

8) Fujiki, Y., 2001; Saito, H., and Kajitani, T., 1995b
The Hanshin Awaji Earthquake occurred in 1995 and it caused many condominium management problems. First, several surveys and studies were carried out concerning the exact conditions of damages, and the cause of serious damages was revealed. The other problem area was recovery of structures damaged by the earthquake. The problems such as defectiveness of laws and administrative systems, existing non-conformed buildings, reaching agreement, lack of professionals were seen in the area. Researchers studied and investigated upon these, too.

1) Earthquakes and the problem of rebuilding

Although there are few of condominium rebuilding before the Hanshin Awaji earthquake, 100 or more condominium apartment rebuilding carried out by the earthquake disaster. This made start to study of condominium rebuilding. While these studies were carried out, there is also revision of the Compartment Ownership Law and establishment of a new law concerning condominium rebuilding.

2) Earthquakes and the problem of reaching agreement

Studies on rebuilding of condominiums damaged by the Hanshin Awaji Earthquake were started. Especially, on the process of reaching agreement three points were discussed: 1) for and against rebuilding; 2) contents of reproduction plans; and 3) proceeding methods of restoration. There is a study emphasizing the necessity for professionals who support residents in business matters to solve the problems of the reaching agreement process. (Meno, 1998b) There are also a number of general studies and reports on the recovery process, as well as the reaching agreement process.

3) Earthquakes and professionals

It is difficult for residents who experience an earthquake to start a rebuilding project. Professionals, such as consultants, play a significant part in the process of rebuilding. And

10) Kajitaka, T., 1999; Onishi, M., 1999; Yamamori, Y., 1999
the way these professionals are involved in each project has a great effect on the proceeding methods and reaching agreement.

These studies stimulated studies concerning professionals in condominium management business, which were not major formerly\(^\text{11}\).

6. Studies of rebuilding of condominiums

Several studies have been done on the rebuilding of structures damaged by earthquakes. These studies were conducted to encourage the smooth execution of rebuilding. Many problems occur in the process of rebuilding. Hasegawa, Morimoto and Saito (2001) pointed out that the significant problems are: grounds for the necessity of rebuilding; support for temporary habitations; and dealing with renters. They also argue that adequate methods and systems are needed if rebuilding of condominiums is to proceed without any problems. Saito and Hasegawa (2001) indicated two things. First, associations have to be involved in the setting of maintenance plans which aim at the future rebuilding. Second, the preparation of public systems and public intervention to some extent is necessary to advance the rebuilding process smoothly. Now, the study subjects are increasing as a result of the enactment of the law regarding rebuilding of condominiums\(^\text{12}\). On the other hand, with respect to old condominiums, studies on renovation are being made, which would expand the range of condominium maintenance choices.

7. Studies of housing complexes

The term housing complex means a condominium project with more than two structures on a site. These structures can be either apartments or detached houses which share common elements among them. Housing complexes have more complicated problems than other types

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\(^{11}\) Fujita, S., 2002

of condominiums. Residents should distinguish which common elements are owned by complex, and which are owned by each structure (Kajiura, 2000). This is because there are various patterns of ownership for sites and common elements in these housing complexes. Especially, in cases where the size and design of structures are different from each other, or in the case where there are more than two associations in a site, management becomes more difficult than other types. The first model bylaws created by the Ministry of Construction were for single building type of condominiums. In the revision of 1997, however, the ministry added two other models for housing complexes and mixed use condominiums. This shows that the ministry recognized that management becomes more complicated in those types of condominiums. Sometimes there is a hierarchical structure of an umbrella association and smaller associations of each structure in one housing complex, which makes reaching agreement more difficult. Studies on this subject\textsuperscript{13)} are related to the studies on large-scale repairs, rebuilding and renovations.

8. Studies of community living (e.g. noise problems)

Condominiums were a completely new style of housing in Japan when they first began to be supplied. In those days, most purchasers were not accustomed to community living and many problems occurred among residents. The major problems resulted from lack of manners (pet and noise problems) and the apathy of residents. For example, if residents do not care for common elements then this might result in the wrong use of balconies. Or, if residents are not interested in community living, it may cause a decrease in the number of volunteers in associations. There exists another problem of renters’ lack of concern, which cannot help becoming a big problem as rentalization progresses. Many case studies and attitude surveys\textsuperscript{14)} of residents have been done concerning noise problems, for it occurs most frequently\textsuperscript{15)}.

\textsuperscript{13)} Fujiki, Y., Okazawa, K., and Fujiki, R., 2000; Kajiura, T., 2000; Kasahara, H., 1999; Matsumura, S., 2001; Onishi, M., 1999
\textsuperscript{15)} According to survey about condominiums conducted by Ministry of Land, Infrastructure and Transport
To do something about these problems related to the manners of community living, a couple of measures were taken such as to create bylaws to determine the rules for community living, or to create model bylaws.

9. Studies of administrative policy

With respect to administrative policy in regard to condominium management, its significance has been discussed since the early period. A research group concerned with administrative measures of condominium management constituted by the Japan Institute for Condominium Living conducted a survey targeting local administrations in metropolitan areas. The results showed there were few local administrations which worked on condominium problems and, in most cases, architectural or housing departments dealt with those problems. These departments rarely cooperated with other departments such as consumer protection, community living or environment. The research group also examined the present organizations, the measures and the difficulties in executing them.

Surveying the exact conditions of local administrations nation-wide, a report by Saito and Tomita (2001) argued that more steps should be taken by the local administrations. Structural and residential features have regional differences. To plan and execute measures suitable for local conditions, local administrations have to play a more significant part. Adding to this, the report pointed out that different measures are required for both the development and management of condominiums.

Researchers who started studying these areas were stimulated by papers which introduced foreign situations concerning administrative measures for condominium management. Saito and Kajiura (1995a, 1995b) described the state measures for development, sales and management of CIDs in California. From the analysis of these measures and their effects, they discussed what measures the Japanese national and local governments should take, and in what manner they should be executed. This study focuses on the measures for the stages of devel-

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(2003), most of troubles in community living caused by residents' bad manners. Especially, many residents feel bad for illegal parking (55.5%) and noise problem (52.1%).
opment and sales, and mentions that they are designed to be the foundation for better management of CIDDs. Another study examined Korean administrative measures for condominium management. In Korea, a large number of condominium apartments were supplied in a short period of time. The authors described the state of legal provisions to guide and observe the management method (Kim and Kajiura, 1996b).

As proper condominium management laws have been enacted, the center of condominium management measures is shifting from the national government to local administrations. In order to design and execute effective measures, local administrations need to recognize the problem areas, find out what is really needed to solve the problems, and prepare a framework for each measure. As organizations, they have worked mainly on the architectural and housing environmental problems so far. But some administrative staff and unit-owners thought that more measures should be taken in the area of the consumer protection and residents’ living areas (Kim, Kajiura and Fujita, 2004a, 2004b).

III. Postscript

The first problem resulting from the establishment of condominium apartments was the influence on the living conditions in their neighborhoods, such as obstruction of sunlight. Then, problems with false promises by developers and defective construction occurred by the sales before construction.

As the years passed, the problems concerning condominium management increased. Looking at the studies of condominiums: first there occurs a problem, and then a corresponding study is done and a solution is proposed, which leads to a need for administrative measures. This pattern can be seen in the studies of condominiums damaged by the Hanshin-Awaji Earthquake. Thus, the occurrence of problems, the development of studies and the execution of measures are related to each other and studies are evolving. Recently, researchers started to study new subjects. One of these subjects is the issue of condominium
management professionals. In condominium management, planning ability and specialized knowledge are essential factors (Kajitura et al., 1997). It is necessary to foster professionals who can advise and support unit-owners. These professionals have to have a comprehensive knowledge of these factors.

The designation of Condominium Manager\(^\text{16}\) was created by the act concerning Promotion of Proper Condominium Management. The act, however, did not show how, and in what job areas, designation holders could work independently as managers, and Condominium Manager has not been recognized as a profession yet. Toda and Tamura (2004) conducted a survey of Condominium Managers, and showed that not only Japanese society, but also the designation holders themselves, have no clear image of their profession. They also pointed out that the definition of the profession is not adequate in the act, either. The report concludes that the designation holders need to organize an association, form a network among them, and cooperate with local administrations in order to establish the profession.

To review administrative measures for the employment of Condominium Managers would be another subject of study. There are other study subjects, such as aging (being an aging society, condominium residents tend to be older, and the structures are also getting older), condominiums with complicated ownership, housing complexes, small unit condominiums and high-rise condominiums. These factors usually increase the difficulties of condominium management. Other subjects are also related to the difficulty of management. These types of condominiums have special features and require special management methodology.

Nowadays, as more units are being supplied and the years are passing, new problems are arising. Many of the new developments are larger-scale housing complexes with many facilities. And, as seen in mixed condominiums, complication of use, ownership and tenure has altered the problems of condominium apartments. Under these circumstances, new subjects of study were started while a few old problems were left unsolved, with no effective steps taken for their solution. It is necessary for researchers to work on the subjects derived

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16) Certified Condominium Manager is a person whose profession is to guide and advise administrators the unit owners concerning condominium management with his/her professional knowledge on legal and technical matters (the Law for the Promotion of Proper Condominium Management, Article 2).
from these unsolved problems, as well as the new subjects.

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국문요약

일본의 분양공동주택(멘션)관리연구의 이론적 구성에 관한 고찰

일본의 멘션이라고 불리워 지는 분양공동주택은 전유부분과 공용부분이 존재하고 있으며 주택 소유자가 관리조합을 결성하여 전유부분과 공용부분의 관리를 실행하여야 한다. 그러나 관리에 무지한 관리조합이 관리를 실시하는 것은 어려움이 있어서 이러한 관리, 특히 공용부분의 관리가 부적절하게 이루어지면 도시전체에 영향을 미칠 수가 있다. 일본의 멘션관리연구는 관리에 관한 문제가 많이 발생하여 그를 해결하기 위하여 실시된 것이 특징이다.

본 논문은 일본의 멘션관리에 관한 연구동향을 분석하여, 어떠한 관리에 관한 과제가 생겨났으며, 어떠한 연구가 실시되었는가를 고찰하였다. 주요테마로서, 관리형태에 관한 연구, 유지관리에 관한 연구, 공동관리비에 관한 연구, 멘션개발과 초기의 조건 설정에 관한 연구, 지진피해와 관리 및 재생 시스템에 관한 연구, 제건축에 관한 연구, 행정시책에 관한 연구들 등을 들고 있다.

 초기의 연구는 개별적인 관리문제에 대응하기위한 연구가 보여진다. 특히 관리형태, 유지관리, 공동관리비에 관한 연구가 중심이 되어 실시되어, 거주자의 참가, 임대주호가 많은 단지의 관리방안, 관리비 및 수선적립금의 중요성을 제시하고있다. 일본의 특성상, 지진이 많아 1995년의 지진피해와 관련한 단지재생, 재건촉구등과 관련한 연구도 적지 않다. 최근에는 중요한 과제로서 관리의 초기 설정이나 개발시의 관리지도에 관한 연구가 보여지고 있다. 이러한 관리의 초기설정이나 개발시 지도를 적절하게 실시하기 위하여 이후의 연구과제로서 행정시책에 관한연구나 전문가의 육성에 관한 연구가 요구되어진다.