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# The Purchase for Super-high-rise Apartment Buildings

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## Abstract

When we investigated about the purchase factors for super-high-rise apartment buildings, the residents replied that the most important factor is traffic convenience, and scenery is second. In "Shiba" which is 7 minutes on foot from a station in the Yamanote Line inner side, the residents feel the advantage of "being close to the center of Tokyo", and it turned out that the residents of "Daikanyama", "Nerima", and "Shakujii" near a station in the Yamanote Line outer side feel the advantage of "being close to a station." Moreover, about 60 percent of the residents of "Daikanyama" and "Nerima" thought "it is close to the center of Tokyo", and about 30 percent of the residents of "Shakujii" thought "it is close to the center of Tokyo". Hence, the opinion was roughly divided between the inner side and exterior side of Loop 8. In the relation with a station, although "Daikanyama" and "Shakujii" are contiguous to a station, and "Nerima" about 50m away from the station does not have a difference. And "Shiba" surrounded by the skyscrapers is not good, "Daikanyama" with the view in the center of Tokyo is sufficient, "Shakujii" with a natural view is good.

**Keywords:** super-high-rise apartment; location; view; Common institution; plan

## 1. Introduction

Many super-high-rise apartments are being built in Japan in recent years. However, there is not sufficient accumulation and now various trials are made. The general suburban residential section in Japan is as follows. A shopping center and a public facility are built in the place contiguous to a station. A medium-rise residential estate is built around it. An independent residence is built so that it may be surrounded. On the other hand, the circumference of a station is redeveloped and a super-high-rise apartment building is built. On the other hand, the super-high-rise apartment building built in the center of Tokyo has also appeared in recent years. It is built to call back people in the emasculate center of Tokyo by construction of office or commercial establishment.

In this research, we chose "Shakujii" and "Daikanyama" as illustration of former example, and "Shiba" as the illustration of latter example.

I want to clarify typification and the feature of a super-high-rise apartment building in this research. I

want to make inquiry based on the difference between conventional low layer residence, medium-rise residence, and high-rise apartment building. I want to examine the goods plan indicator, sales method, design manual, etc., which employed the value as a goods residence of a super-high-rise apartment building, and the characteristic of a super-high-rise apartment building efficiently.

## 2. Investigation outline

### 2-1 The outline of the object of investigation

The target super-high-rise apartment building is a private sector apartment this time.



Fig. 1. Map

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**Table 1.** The outline of buildings

	Nerima	Syakuji	Daikanyama	Siba
Completion	2001	2002	2000	2001
Scale	240houses	227 houses	206 houses	252 houses
The use of an area, Area	A commercial area The area of fire prevention	A commercial area The area of fire prevention The area of advanced use	The residential area of the second sort The area of disaster prevention The area of advanced use	A commercial area
Equipment outline	Residence Tower parking(138)	Residence Store Sport facility Parking lot (439)	Residence. Store Inhabitants-of-a-ward pool Underground substation Parking lot (468)	Residence Store Parking lot (122)
Location	Toyotama-kita, Nerima-ku Seibu Ikebukuro Line "Nerima" On foot 3 minutes	Shakujiimachi, Nerima-ku Seibu Ikebukuro Line "Shakuji-koen" On foot 1 minute	Dikanntyou Shibuya-ku Tokyu Toyoko Line "Daikanyama" On foot 1 minute	Shiba, Minato-ku JR Yamanote Line "Tamachi" On foot 7 minute
Investigation outline	The day which distributed the questionnaire:12/9/2001 Recovery :16~19.22/9/2001 *An interphone recovers. It will interview, if possible.	The day which distributed the questionnaire:14/9/2002 Recovery:21~25/9/2001 An interphone recovers. It will interview, if possible.	(1)The day which distributed the questionnaire:2/9/2003 Interview:29/9/2003 (2)The day which distributed the questionnaire:17/10/2003 Interview:25.26/10/2003 * Questionnaires are collected by mail.	The day which distributed the questionnaire:2/9/2003 Interview:27.28/9/2003 Questionnaires are collected by mail.



**Fig. 2.** Nerima



**Fig. 3.** Shakuji



**Fig. 4.** Nerima



**Fig. 5.** Siba

"Shiba" is in the inner side of Yamanote Line, "Daikanyama" is inside Loop 6, "Nerima" is inside Loop 8, and "Shakuji" is on the outside of Loop 8. All were built between 2000 - 2002 and sold in the form of same day sellout.

Those scales are the 25-36th floor. Structure is SRC.

"Daikanyama" and "Shakuji" are structures with a pillar and a beam, while "Nerima" and "Shiba" do not take a beam type.

### 2-2 The outline of investigation

In "Nerima" and "Shakuji", we distributed the questionnaire sheets beforehand. We carried out indoor photography in the dwelling unit from which permission of a hearing was obtained.

On the other hand, in "Daikanyama" and "Shiba" the questionnaire sheets were recovered by mailing from the body corporate. At the time of return, we visited only the dwelling unit with permission later, and a hearing and indoor photography were performed. In visit recovery, the questionnaire recovery rate was around 50%. In mailing, the recovery rate was around 10%.

The contents of the questionnaire included questions about the present way of living, future way of living, etc. The drawing of each dwelling was enclosed. The present furniture arrangement investigation had the sticker stuck. Furthermore, entry of a reformation proposal was demanded. Moreover, the item which asks a center-of-Tokyo type life style was also included.

### 3. The factor of the purchase of an apartment

The question of "what were the factors which made you decide on the present apartment" (two or more replies are also possible) was carried out. (Refer to Table 2)

**Table 2.** The factor of purchase (%)

		Nerim a	Syaku jii	Daika nyam a	Siba
1	Plan selection	19.5	6.5	-	-
2	Color selection	15.8	0.9	-	-
3	It is close to the center of Tokyo.	56.0	29.9	60.0	87.5
4	It is close to a station.	91.4	90.6	90.0	62.5
5	Price	52.2	27.1	-	-
6	Scenery is good.	39.0	53.2	70.0	16.7
7	Major company brand	47.5	34.5	30.0	54.2
8	Reformation is easy.	7.3	-	-	-
9	Common institutions	17.0	9.3	40.0	20.8
10	Surrounding environment is good.	-		60.0	37.5
11	Plan is good.	31.0	20.0	20.0	33.3
12	Interior design is good.			10.0	4.2
13	Others	15.8	14.9	0.0	29.1

### 3-1 Location

"It is close to a station" is answered as number one factor in the apartment purchase decision making. The "Shiba" which is a little distant from a station by the Yamanote Line inner side is close to "center of Tokyo." "Daikanyama", "Nerima", and "Shakujii" near a station in the outside in Yamanote Line answered "It is close to a station."

"It is close to a station" is answered as number one factor in the apartment purchase decision making in "Daikanyama," "Nerima," and "Shakuji" near a station in the outside of Yamanote Line.

In "Shiba" which is a little distant from a station by the Yamanote Line inner side, the answer of "it is close to the center of Tokyo." Moreover, "it is close to the center of Tokyo" was prominent. "Daikanyama" and "Nerima" was about 60, "Shakujii" was about 30 percent. This brought the result of roughly having been divided on the inner side and outside of Loop 7. Subsequently, in "it is close to a station", "Daikanyama" and "Shakujii" adjoin a station, and it can be said that it is natural. However, about 50m away "Nerima" did not have a difference. On the contrary, "Shiba" is conjectured that the distance from a station becomes an important element 7 minutes on foot also in the center of Tokyo.

### 3-2 View

In the reply "a view is good", "Daikanyama" obtained high evaluation overwhelmingly. It is raised that this does not have super-high-rise buildings in the circumference, because "Daikanyama" accepted the super-high-rise as a special case of redevelopment. Although a rainbow bridge appears as for "Shiba", since it is surrounded by the surrounding skyscraper, it is thought that it was disliked that it is the grade seen from between. It cannot say uniformly that super-high-rise apartment buildings are scenic. On the other hand, in "Shakujii" many residents answered "view is good."

### 3-3 Major company brand

The major company brand built also acted greatly as a purchase determinant. The major company brand is building all of four houses, and they are considered to be expression of reliability to it. In particular, it was very high in "Shiba" and "Nerima" they were over or below 50 percent. "Shakujii" and "Daikanyama" showed the high numerical value. as for it, both exceeded 30 percent.

### 3-4 Common institution

The common institution was also evaluated as a purchase determinant. The stay room, the community room, the bookroom, etc. were evaluated also in the common institution. In "Daikanyama", it was about 40 percent. About twenty percent was raised with the "Shiba" by which the stay room, the party room, and the kid's room were evaluated. Compared with it, "Nerima" and "Shakujii" were low. "Nerima" is 17% and "Shakujii" is 9.3%.

**Fig. 6.** Party room in Shakujii

#### 4. Plan

"Nerima", "Shakujii", and "Shiba" had three plan menus which can be chosen. Since "Daikanyama" was a regulation plan, selection was not completed. The basic type of "Nerima" is type which "thinking the number of single rooms as important" Two types, "width serious consideration of LD" and "a study room, DEN, and TATAMI corner serious consideration", are also added. "Shakujii" can be chosen from three kinds of "a single room intention" and "+alpha intention" on the basis of "a Japanese-style room intention."

The structure of "Nerima" and "grass" is a beam-less type by the special structure of a "super RC frame method of construction."

It has the advantage which large LD can secure.

Shakujii and Daikanyama were not able to avoid influence of a beam type against it. This problem has brought the big difference to the design and the menu plan. Even if seen from the apartment purchase determinant, both "Nerima" and "Shiba" exceeded 30 percent in replying "plan is good". "Daikanyama" and "Shakujii" showed the result which stops at twenty percent of ranks.

(Refer to Table 2)

**Table 3.** The model of a beam, and the feature of a selection

	Feature	
Nerima	A type <u>without</u> a beam	Color selection Plan selection
Syakujii	A type with a beam	Color selection Plan selection
Daikanyama	A type with a beam	
Siba	A type <u>without</u> a beam	Plan selection



**Fig.7.** Nerima



**Fig. 8.** Shakujii



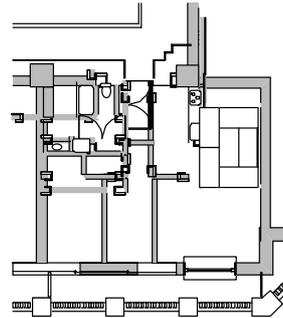
**Fig. 9.** Daikanyama



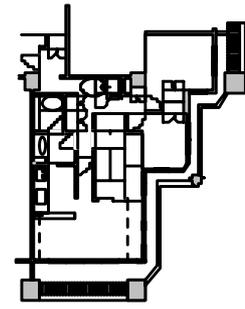
**Fig. 10.** Shiba

For apartments with dwelling unit area exceeding 100sqm, "Nerima" was 2LDK from 3LDK, "Shakujii" was 2LSDK or 4D, and "Daikanyama" was 2LDK. Since there are many types narrow on the whole, "Shiba" is the flows with large main 1LSDK.

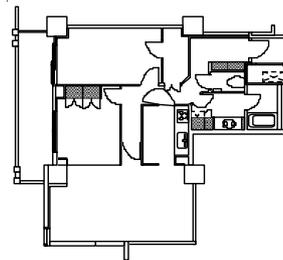
In the width intention, the width serious consideration type of LD has taken the lead conventionally. The dwelling unit in which a scale exceeds 90 sq m can be said to be the tendency which makes each room large rather than increasing the number of rooms.



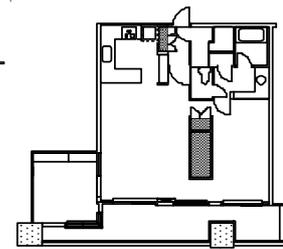
**Fig. 11.** Nerima



**Fig. 12.** Shakujii



**Fig. 13.** Daikanyama



**Fig. 14.** Shiba

#### 5. Conclusion

Through this research, we were able to catch a glimpse of what kind of apartment is called for by the present super-high-rise apartment building.

With a width tendency, it becomes so large that it separates from the center of Tokyo. However, it can be said that the view of "becoming narrow since it is the center of Tokyo" is not accepted any longer. "Daikanyama" shows the width intention, though it is the center of Tokyo. Although "Shiba" of each dwelling unit is also narrow, each part store is width-oriented. That of "changing to a width intention on the whole" was found by this investigation.

In the view, we understand in the example of "Shiba" that of "being surrounded on the outskirts at a super-high-rise" is not liked. On the contrary, evaluation was high in "Daikanyama" which does not have high buildings on the outskirts. The evaluation of "Shakujii" which can enjoy a natural scene around

was also high.

It can be said that the reliability over a major company brand was also high.

Evaluation of Daikanyama was high in the common institution.

The planning is important on the design. And it is directly linked with structure form, therefore, it turned out that it is very important for structure. It can be said that there is especially "a structure method of construction out of which a beam type does not come in a dwelling unit" about meaning. It is because the

flexibility of a plan was raised to the design of future super-high-rise apartment buildings.

The convenience of a life is high in the super-high-rise apartment building of the suburbs. Since the station is adjoined, public transport is very good. Moreover, it is because a supermarket etc. is under an apartment. Separating from a station is unavoidable in the center of Tokyo. Research 2 announces the problem of the life style of the center of Tokyo which does not have a supermarket etc. underfoot.