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著者(和文)	テイモア センベル
Author(English)	Taymour Senbel
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Thesis Outline

Student's Name: Taymour Senbel

Academic Supervisor: Yoshiharu Tsukamoto

Department: Architecture and Building Engineering

Degree: Doctor of Philosophy

Thesis Title:

DOMESTIC COMMONS: CASE STUDIES ON SHORT-TERM RENTALS AND STUDENTS' HOUSING IN TOKYO

The purpose of this study is to comprehensively explore and evaluate the tangible and intangible commons in residential buildings in Tokyo. Two housing typologies have been selected as objects of the study: A) Short-term rentals and B) Students' housing. These two typologies can have different architectural programs, degrees of membership, and management, yet they provide a common experimental platform for exploring domestic commons and the sense of community inside buildings. First, Short-term rentals within apartment buildings were studied due to the official presence of those rentals in Japan. Also, how their presence can affect communities' Intangible commons and the long-term rental market as well. Second, the study on student's housing was divided into two parts: At first, an evaluation index was introduced to assess via a survey the residential satisfaction through the tangible and intangible environments of living. Second, the role of common areas has been diagnosed in several examples by exploring how these spaces can serve as social places for students through the criterion of the hybridity of spaces intended at the initial design, which was coined as In-building third places.

In conclusion, observing the impact of short-term rentals in Tokyo showed that the misuse of the intangible commons can violate the collective sense of community, and it is also needed to regularly evaluate the shared behaviors to enhance living experiences. The initial architectural and managerial decisions can affect the cumulative behaviors in students' dorms and the alike co-living typologies. Finally, providing hybrid common spaces can positively enhance the sense of community and social realm inside students' dorms.