

## **Collective Housing in Tokyo, Japan: The Emergence of Newfound Real Estate Tenures**

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The major challenge in the current Japanese housing market is the emergence of the ageing population and the widening gap of the “emerging adulthood transition” (transitional years between leaving the parental home and establishing one’s own family) amongst the younger generation. Though such challenges in the shifting demography have persisted in Japanese society for the past 50 years or more, the urgency of solving these problems has been propelled after the strike of the global pandemic. Within such, one housing phenomenon which arose alongside various other models was the share housing trend in Tokyo.

According to the institutional data of the Ministry of Land, Infrastructure, and Transport (MLIT), the majority of shared house residents were single (90.4% of inhabitants) and around 20 to 25 years old (42.5% of inhabitants) with no children (92.9% of inhabitants) attached to them<sup>1</sup>. While many imagine financial reasons or social preferences could be the main reason for people choosing shared housing over other single-family apartments, many of the shared houses existing in Tokyo now could imply that this is not always the case. Some see shared housing as the primary solution to isolation in urban environments while others suggest that shared housing is the perfect adaptation for the aging society, especially in Japan. The community aspect it provides could become beneficial in solving the crisis of “kodokushi” also known as the “lonely deaths” of the elderly population.

Realising that shared housing could be the future of the urban typology, this paper addresses the following research question: *how do demographic trends and socio-political environments explain the mindset of collective-living lifestyles in Tokyo?* It aims to connect the social and political phenomena that have been saturated by demographic trends and try to look into the shaping of real estate tenure patterns of the Tokyo metropolitan.

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<sup>1</sup> MLIT. (2015). シェアハウスに関する市場動向調査結果について [Survey on Share House Market Trends]. Japan: Ministry of Land, Infrastructure, Transport and Tourism.

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Aging society, community building, collective living, share house, tenure diversification.

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