



GOD BOLIGKVALITET FOR HVEM?

Arkitektbedriftene/Forbrukerrådet/ NAL

2. oktober 2014


Aspelin Ramm Eiendom AS – Gunnar Bøyum



ASPELIN
SÄDEL
FRAMM

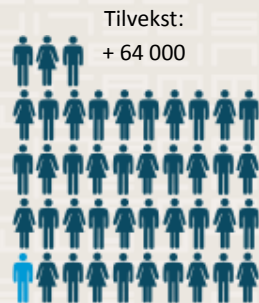


Forventet befolkningsvekst i Oslo 2010-2040*

 = «én Tjuvholmen-utbygging»
ca. 1500 personer

586 860
innbyggere

2010



2015



2020

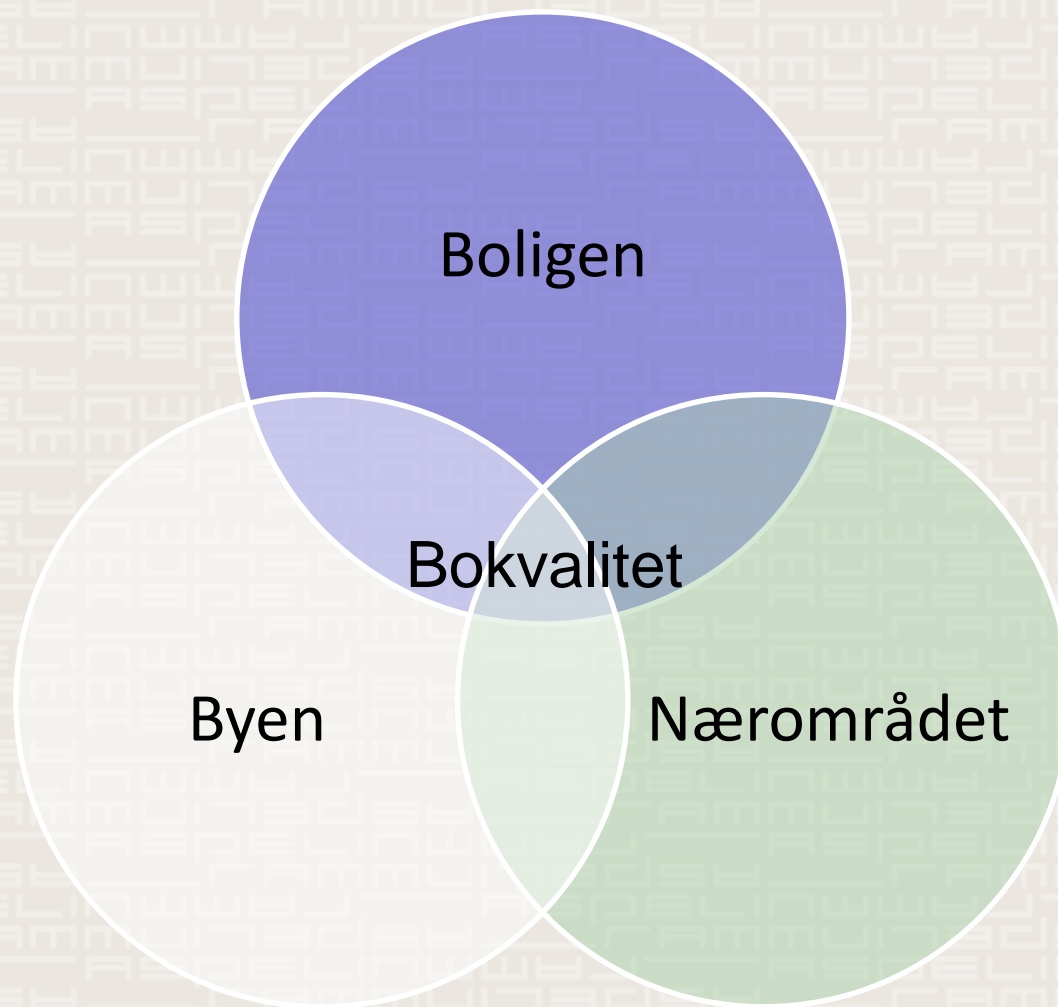


2030



2040

Bokvalitet = bykvalitet



Bo = Pleie nærområdet

1. Bolig
2. Bygg/Sameie/Borettslag
3. Gate/nabolag
4. Bydel/Nærområde
5. By
6. Bynettverk/transport



Har vi råd til dette?

Kjøkken	Bad	Soverom 1	Soverom 2	Arbeidsrom	Bod
Gjesterom	Opphold	Entré	Vaskerom	Balkong	



FRIENDS IN HIGH PLACES —Tokyo

Preface
Shared living often means shared cost and lower quality. But in Tokyo, The Share, an innovative scheme offering modest personal spaces linked to sprawling, well-designed communal areas, is attracting a new breed of housemate who is happy to share a little piece of a good thing.

WRITER
Pina Wilson
PHOTOGRAPHER
Masahito Sakamoto

Tsubasa Nishimura is looking a little bleary-eyed after chatting to a new acquaintance in his apartment block until 05.00. "That happens here," he says. "You come up to the kitchen and there's always someone to talk to." Nishimura lives in The Share, a Tokyo development with a difference. It's part of a movement away from kindly suburban shoeboxes to shared living quarters in the centre of the city. It's a simple formula offering tenants compact bedrooms with shared laundry and bathroom facilities and a large 24-hour kitchen and lounge area, all kept spotlessly clean by the management.

The project is the work of ReBITA, a revolutionary company set up seven years ago to challenge Japan's scrap-and-build culture. They take on "old" buildings that would routinely be torn down – in this case a 50-year-old company dorm in Harajuku – renovate them and turn them into affordable homes. "It's a challenge doing something like this in Japan," says ReBITA's Hiroshi Tsuchiyama. "When we started out people wondered what we were doing. There was a very wasteful



- 01 The Share – a former company dorm in Harajuku
- 02 Shared laundry facilities
- 03 Lounge and library
- 04 Communal roof garden

Shared Living

With young Japanese people marrying later and moving away from family homes, there are more single people looking for city accommodation than ever. "People didn't get the shared living idea at the beginning," says Satoko Inoue. "But now there are more projects like this." Web producer Yuki Higashira, 33, found his way to The Share via Twitter. "I realised that I was interested in moving into a shared house," he says. "Several people recommended this place." Higashira rents one of the smallest rooms for ¥85,000 (£776) a month plus another ¥15,000 (£137) for amenities. "I didn't know anyone in the building before I moved in," he says, "but it's so easy to meet people here. My friends have come to visit and they've made friends too. You never know what's going to happen."



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- 12 **MAY** A new way of thinking about the future of work



Ikke alt må koste mye for å bli verdsatt av kundene...

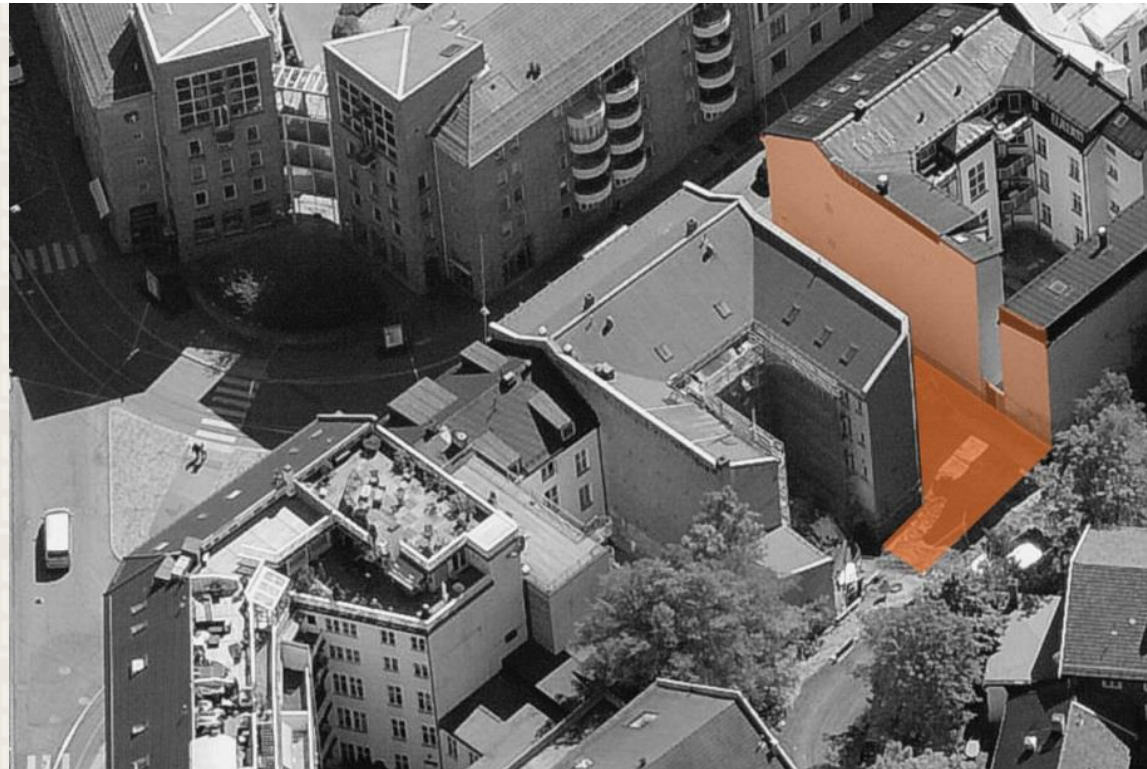




Parkveien 5



INFILL



ASPELIN
FAMM

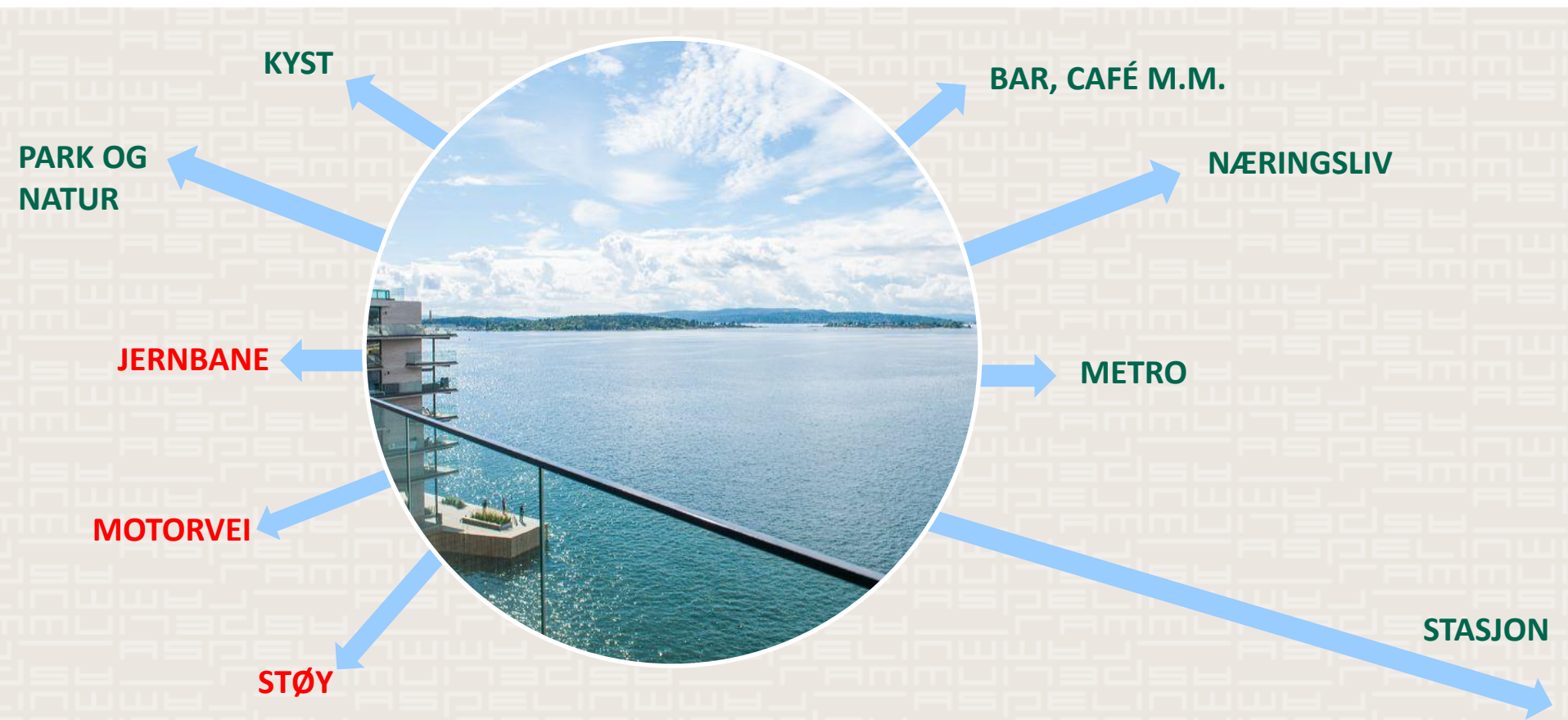


DÆLENENGGATA 36



DÆLENENGGATA 36

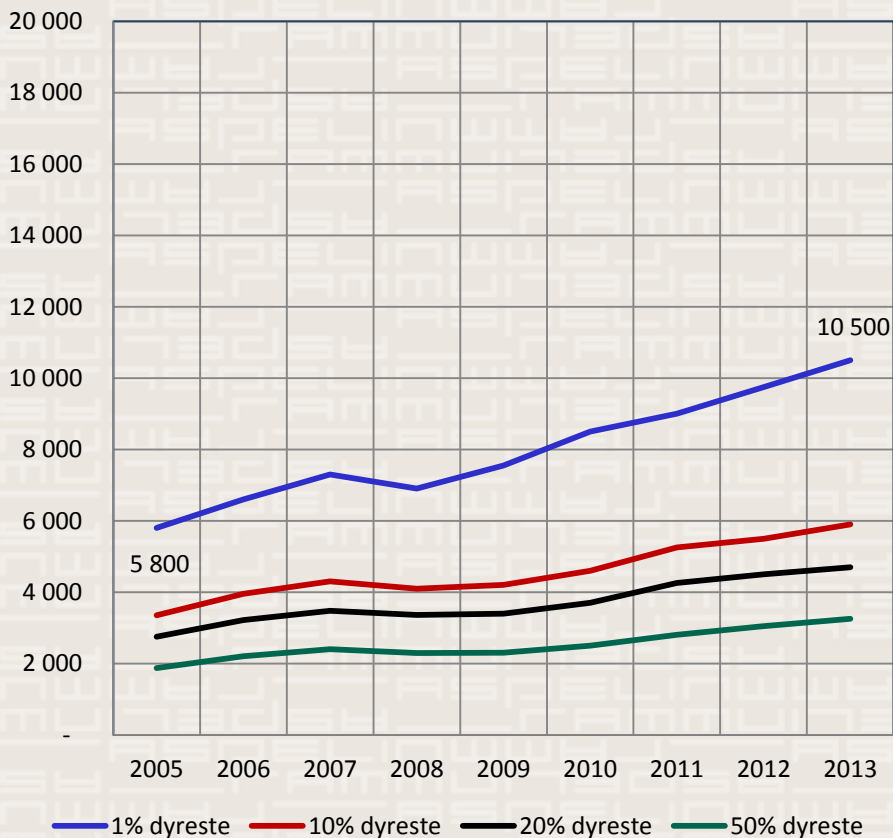
NOEN FAKTORER SOM PÅVIRKER BOLIGERS VERDI



Faktorer som påvirker boligens verdi positivt (grønt) eller negativt (rødt). Lengden av pilene indikerer hvor langt ut i byområdet effekten rekker.

Kilde: «Verdisætning av bykvaliteter – fra hovedstad til provins». Københavns Universitet og Spacescape.

Grenseverdier Leiligheter Oslo 2005-2013



Grenseverdier Eneboliger Oslo 2005-2013

