

Abstract of Doctoral Dissertation

Analysis of Attributes and Location of Accommodation Facilities in the Historic City: A Case Study on Common Lodging Houses in Kyoto City

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In recent years, with the development of sharing economy and economic globalization, the number of accommodation facilities in Kyoto City has increased with a rapid pace, bringing profound impacts to the local area. Kyo-machiya, as a symbol of Kyoto's urban landscape, city history and cultural heritage, however, now is fading away with 2% per year according to Kyoto City's statistical data. Regarding the thriving Common Lodging House business in Kyoto, this thesis clarifies its business features, reactions under COVID-19, and studies how the rise of accommodation facilities affects Kyoto City mainly based on the discussions on tourism gentrification.

Chapter 2 quotes the theories of the protection and flexible application of historical buildings, and summaries the origin of Common Lodging House, as well as the documentations of its development in history.

In Chapter 4, by analyzing the distribution of the licensed accommodation facilities in Kyoto-city, the thesis selects the most densely distributed administrative region - Shimogyo-Ward as the research target area. And then, two cases were taken into consideration according to different license types: The Business of Operating an Inn or Hotel and The Business of Operating a Common Lodging House. Finally, after comparing the residential maps over the past years, the thesis studies the change of use of the building in surrounding dense area. Further, it investigates what differences were brought to the local area.

Chapter 5 demonstrates a questionnaire survey of Common Lodging House operators in the downtown Kyoto area in order to collate the characteristics and business features of different Common Lodging House in Kyoto. Based on Fischer's precise experience, the thesis figures out the features between Kyo-machiya type Common Lodging House and non- Kyo-machiya type Common Lodging House, the difficulties encountered in lodging operation, as well as the

connection between the Common Lodging House and the local area.

Chapter 6 aims to clarify the present situation of the facilities in Kyoto City that have the permission of "Common Lodging House Operation" under the Hotel Business Act, because these houses have affected various regulations of New Private Lodging Business Act. According to the findings of the analyses, the thesis concludes that the investment behaviors of foreign business operators show a positive influence on the succession and utilization of the residential culture in Kyo-machiya. If international investment behaviors can be better utilized, the conversion to Kyo-machiya would be a solution to the lack of financial resources. For the above objective, the thesis analyzes certificates of registered attributes of the accommodation facilities as the Kyo-machiya that are listed through the Hotel Business Act. This method clarifies the issues in terms of the conservation and utilization of Kyo-machiya as real estate property. Thus, the thesis seeks to promote the use of traditional Kyo-machiya in historical urban areas while showing the direction of maintenance and utilization of the Kyo-machiya.