

## SUMMARY OF MASTER'S DISSERTATION

Student Identification Number	81333410	Name	Asami NAGURA
Title			
Evaluation of Social Value in Urban Green Spaces			
Abstract			
<p>In Japan green spaces in cities have decreased. The government reported that green spaces have been greatly reduced in larger cities, e.g. Tokyo, Yokohama, Osaka and Nagoya.</p> <p>According to a survey by the government, metropolis are not attractive because of the lack of green spaces. So it is presumed that green spaces have been affected by urban appeal.</p> <p>The purpose of this study was to evaluate the value of "urban structures with green spaces" to promote sustainable cities. Experts reported that sustainability needs to evaluate the "environment", "economy" and "society". Other studies have concluded the value of the "environment" and "economy" in "urban structures with green spaces".</p> <p>This study was performed to evaluate the value of the "society" in "urban structures with green spaces" using qualitative and quantitative approaches.</p> <p>A qualitative approach was applied, that is, a case study, fieldwork and interview to stakeholders. Stakeholders are "construction companies", "developers", "real-estate companies", "dwellers near green spaces" and the "government". Only developers were negative regarding urban structures with green spaces because of the high construction and maintenance costs. In order to replace the social value of urban green spaces in economic indicators, a quantitative approach was used.</p> <p>CVM, Contingent Valuation Method, was applied as the quantitative approach. As the result of CVM, dwellers near green spaces are willing to pay 1,432 yen to 2,401 yen a month per household for maintaining green spaces. It was found that the Willingness to Pay(WTP) is higher than the maintenance costs.</p> <p>As a conclusion, it was found that Developers do not consider the desires of the dwellers. "Gap of pricing in urban green spaces" is a key factor to solving the problem. Increasing the pricing of urban green spaces provides value to developers and the rest of stakeholders.</p>			
Key Word(5 words) Contingent Valuation Method, CVM, Case study, Urban planning			