

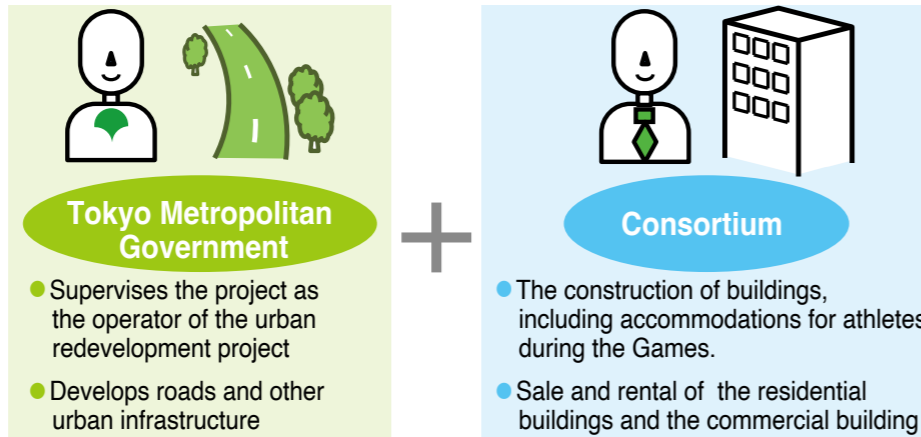
Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District

Project Approach

Urban Redevelopment Project

Urban redevelopment projects aim for reasonable, sound and intensive use of land and the renewal of urban functions through integrated development of buildings and public facilities under the Urban Renewal Act.

Those allowed to take on an urban redevelopment project include private entities, urban redevelopment cooperatives, redevelopment companies, local public entities, the Urban Renaissance Agency, and local housing supply corporations.



Designated Builder System

This system allows the designated builder (or consortium of builders) to construct the buildings and market reserve floor space in place of the project operator.

It enables the operator to make active use of the funds and expertise of private sector developers to build more attractive and highly marketable properties and advance the project smoothly.



Buildings to be constructed by the consortium for the urban redevelopment project

Designated group of builders(one group selected through public tender)

Leader of the group

- Mitsui Fudosan Residential Co.,Ltd.

Group members

- NTT Urban Development Corporation
- Nippon Steel Kowa Real Estate Co.,Ltd.
- Sumitomo Corporation
- Sumitomo Realty & Development Co.,Ltd.
- Daiwa House Industry Co., Ltd.
- Tokyu Land Corporation
- Tokyo Tatemono Co.,Ltd.
- Nomura Real Estate Development Co.,Ltd.
- Mitsui Fudosan Co.,Ltd.
- Mitsubishi Estate Residence Co.,Ltd.

Project Overview

Name Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District

Undertaken by Tokyo Metropolitan Government

Location Part of Harumi 5-Chome, Chuo-ku, Tokyo

Area Approx. 18 ha

Period From FY2016 through FY2025

Total cost Approx. 54 billion yen (excluding the development costs of the consortium)

No. of buildings (height and floors) 21 residential buildings (medium-rise) (approx. 50-60m high, 14 to 18-story buildings with a basement floor)
2 residential buildings (high-rise) (approx. 180m high, 50-story buildings with a basement floor)
1 commercial building (approx. 25m high, 3-story building with a basement floor)

No. of housing units 5,632 (4,145 condominium units and 1,487 rental housing units)

Construction of roads An arterial road totaling 210meters and access streets totaling 1,570meters

Overview of building plans

	Block 5-3	Block 5-4	Block 5-5
Site area	Approx. 26,310㎡	Approx. 23,640㎡	Approx. 37,450㎡
Building area	Approx. 7,590㎡	Approx. 7,890㎡	Approx. 12,980㎡
Floor area	Approx. 112,870㎡	Approx. 104,490㎡	Approx. 223,630㎡
Floor area for calculating floor-area ratio	Approx. 78,180㎡	Approx. 70,780㎡	Approx. 147,450㎡
Main uses	Housing(1,487 units), Childcare facilities, Nursing homes	Housing (686 units)	Housing (1,822 units), Shops

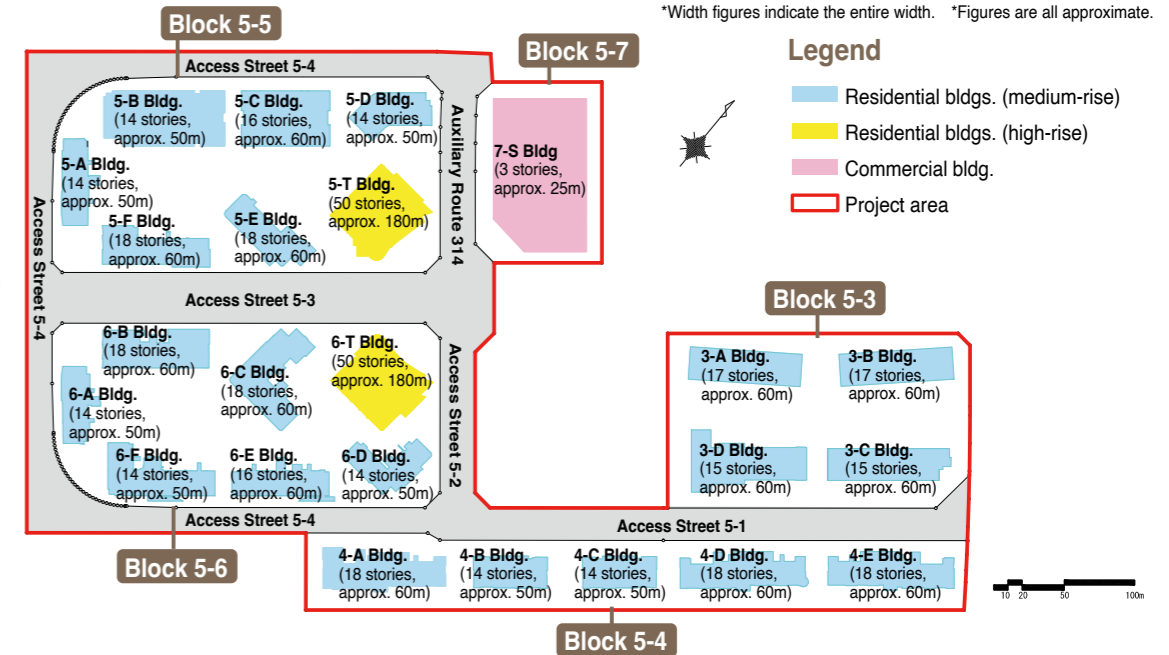
	Block 5-6	Block 5-7	Total
Site area	Approx. 35,180㎡	Approx. 11,360㎡	Approx. 133,940㎡
Building area	Approx. 10,970㎡	Approx. 7,010㎡	Approx. 46,460㎡
Floor area	Approx. 209,480㎡	Approx. 19,820㎡	Approx. 670,320㎡
Floor area for calculating floor-area ratio	Approx. 138,950㎡	Approx. 19,240㎡	Approx. 454,630㎡
Main uses	Housing (1,637 units), Shops	Shops	

Overview of infrastructure plans

Type	Name	Width	Length	Category
Arterial road	Auxiliary Route 314	25m	210m	Metropolitan road
Access street	Access Street 5-1	23m	380m	Municipal road
Access street	Access Street 5-2	25m	100m	Municipal road
Access street	Access Street 5-3	36m	260m	Municipal road
Access street	Access Street 5-4	18m	830m	Municipal road

*Width figures indicate the entire width. *Figures are all approximate.

General layout plan



Column

Main features of urban infrastructure development, including roads

① Elevation of the ground

In order to build a safe community resilient to storm surge, the road level is raised about 2.5 meters using soil to a height of A.P.+6.5m.

② Installation of utilities underground

For the purpose of improving disaster management capabilities and in consideration of the streetscape, power and other utility lines are planned to be buried underground.

③ Solar heat-blocking pavement

Solar heat-blocking pavement has been used on roads to combat the heat.

