

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 a party (designated builder) to build the building(s) and market the 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.

For this project, a group made up of Mitsui Fudosan Residential Co., Ltd., 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, Tokyu Tatemono Co., Ltd., Nomura Real Estate Development Co., Ltd., Mitsui Fudosan Co., Ltd., and Mitsubishi Estate Residence Co., Ltd. was selected as the designated builder.

Project Overview

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| 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 designated builder) |
| No. of buildings (height and floors) | 21 residential buildings (medium-rise) (approx. 50-60 m high, 14 to 18-story buildings with a basement floor) 2 residential buildings (high-rise) (approx. 180 m high, 50-story buildings with a basement floor) 1 commercial building (approx. 25 m high, 3-story building with a basement floor) |
| No. of housing units | Approx. 5,650 (approx. 1,490 rental housing units and approx. 4,160 condominium units) |

Overview of building plans

| | Block 5-3 | Block 5-4 | Block 5-5 |
|---|---|--------------------------------|--|
| Site area | Approx. 26,310 m ² | Approx. 23,640 m ² | Approx. 37,450 m ² |
| Building area | Approx. 7,590 m ² | Approx. 7,890 m ² | Approx. 12,990 m ² |
| Floor area | Approx. 112,870 m ² | Approx. 104,490 m ² | Approx. 223,790 m ² |
| Floor area for calculating floor-area ratio | Approx. 78,390 m ² | Approx. 70,780 m ² | Approx. 147,570 m ² |
| Main uses | Housing (Approx. 1,490 units) Childcare facilities/Nursing homes | Housing (Approx. 690 units) | Housing (Approx. 1,830 units) Shops |
| | Block 5-6 | Block 5-7 | Total |
| Site area | Approx. 35,180 m ² | Approx. 11,360 m ² | Approx. 133,940 m ² |
| Building area | Approx. 10,970 m ² | Approx. 7,010 m ² | Approx. 46,460 m ² |
| Floor area | Approx. 209,420 m ² | Approx. 19,620 m ² | Approx. 670,210 m ² |
| Floor area for calculating floor-area ratio | Approx. 138,930 m ² | Approx. 19,400 m ² | Approx. 455,080 m ² |
| Main uses | Housing (Approx. 1,640 units) Shops | Shops | |

Overview of infrastructure plans

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

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

General layout plan

