

Project Overview

This is a project to establish a 20-year operation right for the Seien Sewage Treatment Center, Hamana Relay Pumping Station, and Akura Relay Pumping Station, which are the main facilities in the Seien Public Sewerage district of Hamamatsu City, to carry out operation and maintenance of the facilities including renovation of mechanical and electrical equipment. The project is being carried out under the concession system, which utilizes the management and technological expertise of the private sector as a measure to cope with the increasing demand for renewals due to the aging and aseismic reinforcement in the face of declining fee revenues associated with the population decline.

The project is the first concession case in Japan in the sewerage sector, and is being managed by Hamamatsu Water Symphony K.K., an SPC led by Veolia Japan K.K., a Japanese subsidiary of a French company.



Project Detail

IMPLEMENTING AGENCY :

Hamamatsu City (Shizuoka Prefecture)

PRIVATE -SECTOR COMPANIES :

Veolia Japan K.K., Veolia Jenets K.K., JFE Engineering Corporation, Orix Corporation, Tokyu Construction Co., Ltd., Suyama Construction Co., Ltd.

SCOPE OF WORK :

Operation including O&M, refurbishment of the mechanical and electrical equipment for the Seien Sewage Treatment Center, Hamana Relay Pumping Station, and Akura Relay Pumping Station. (Excluding civil and building renovation)

TYPE OF PPP :

Concession

CONTRACT DURATION :

20 years
(Start of Operation 2018/4)

CONSTRUCTION PERIOD :

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PROJECT VALUE :

USD \$221 million (Total cost of renovation work)

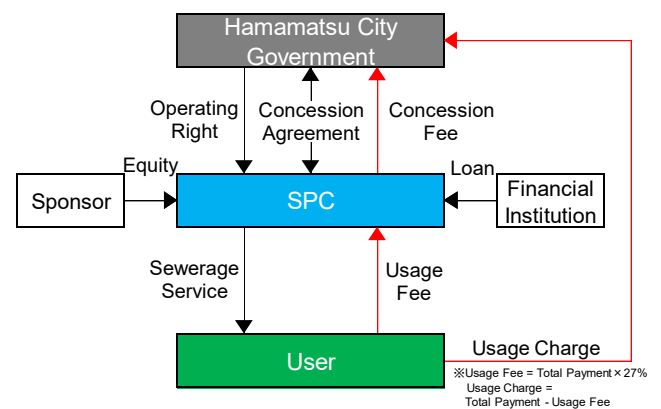
USD \$22.1 million (Operating Rights Consideration)

Note: exchange rate 2017/10/31 113.16 yen/\$

Key Features

- The project is expected to reduce costs by approximately USD\$76.5 million over the next 20 years, by combining renovation and maintenance scope into a package, as well as operational improvements made possible by world-class expertise in sewage treatment operation. The cost reductions are also achieved by increasing operational efficiency through the use of cutting-edge information technology, operation support tools and multi-functional tablets.
- The facilities included in the scope of the project are the treatment center and the two pumping stations. Maintenance and management of the pipelines are not included in the scope of the project of the operator, because it is more efficient for the city to manage them together with other treatment areas. Meanwhile, by entrusting all renovation work except for civil engineering and building renovations to the operator, the operator is given a high degree of freedom in maintenance and management operations.

PROJECT SCHEME



Project Overview

This is a project to update the aging sludge incinerator (No. 3 furnace) at the Southern Sludge Recycling Center in Yokohama city, to build, manage, and operate a fuel conversion facility for the effective use of the residue generated in the final process of sewage treatment. The PFI method was adopted since it was expected to make the project more economical and less environmentally harmful by utilizing the private sector's unique technology and ingenuity. The contract period is set for 20 years, and by placing performance base orders for the entire project, the financial burden is expected to be reduced by about 20%. Biocoal Yokohama Nambu Co., Ltd., a special purpose company established by Electric Power Development Co., Ltd., Tsukishima Kikai Co., Ltd. and others, is responsible for the construction, operation and management of the facility.



Project Detail

IMPLEMENTING AGENCY :

Yokohama City (Kanagawa Prefecture)

PRIVATE -SECTOR COMPANIES :

Electric Power Development Co., Ltd., Tsukishima Kikai Co., Ltd., Tsukishima Technology Maintenance Service Co., Ltd., Biocoal Plant Service Co., Ltd.

SCOPE OF WORK :

Demolition of existing facility, Design, Construction, O&M of fuel conversion facility and general management.

TYPE OF PPP : BTO (Service purchase)

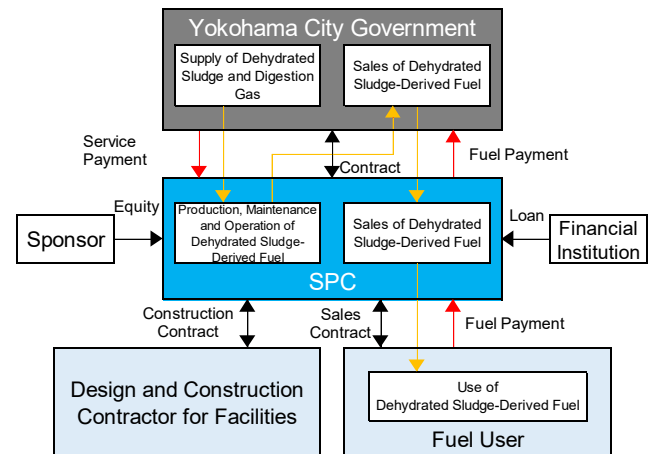
CONTRACT DURATION : 24 years
(Design, Construction 3 years 8 month, O&M 20 years)

CONSTRUCTION PERIOD : 2012/8 - 2016 /3

PROJECT VALUE : USD \$190 million

Note: exchange rate 2012/8/30 78.60 yen/\$

PROJECT SCHEME



Key Features

- The residue generated from the sludge incinerator is often used as a raw material for cement. But in this project, the operator build a facility to produce fuel products from sludge, which has few cases in the past. The method of conversion of residue to fuel is not specified at the proposal phase, but is left to the private sector to make an open proposal.
- The low-temperature carbonization method, which can carbonize waste at temperatures between 250 and 350 degrees Celsius, is expected to reduce greenhouse gas emissions by about 43% (about 5,900 tons/year) compared to existing incinerators. The low-temperature carbonization fuel system is a technology that can increase the value of the new fuel as an alternative fuel to the coal normally used in thermal power plants.
- As proposed by the private business operator, the users of the fuel materials are electric power companies that have experience in the use of biomass fuels. Yokohama City was able to secure buyers that can stably receive the final product for a long period of time.

Project Overview

This is a biomass utilization project at the Kurobe Purification Center in Kurobe City that effectively collects and utilizes biogas generated from biomass by mixing and processing sewage sludge, agricultural village drainage sludge, septic tank sludge, disposer-derived garbage, and food residue (coffee grounds). This project aims to reduce processing costs by adopting the PFI method, and also reduces environmental impact by effectively utilizing biomass, which includes coffee lees received from a nearby canned coffee manufacturing plant. The project is the first PFI project for a biomass energy utilization sewage plant in Japan, and the special-purpose company Kurobe E Service, represented by Swing Corporation is in charge of entire aspects of the project from financing to design, construction, maintenance, management, and operation.



Project Detail

IMPLEMENTING AGENCY :

Kurobe City (Toyama Prefecture)

PRIVATE -SECTOR COMPANIES :

Swing Corporation

SCOPE OF WORK :

Design, construction, construction supervision, inspection and maintenance of treatment facilities. Acceptance of each sludge and food residue, biomass treatment, and effective utilization of biomass energy.

TYPE OF PPP : BTO (Service purchase)

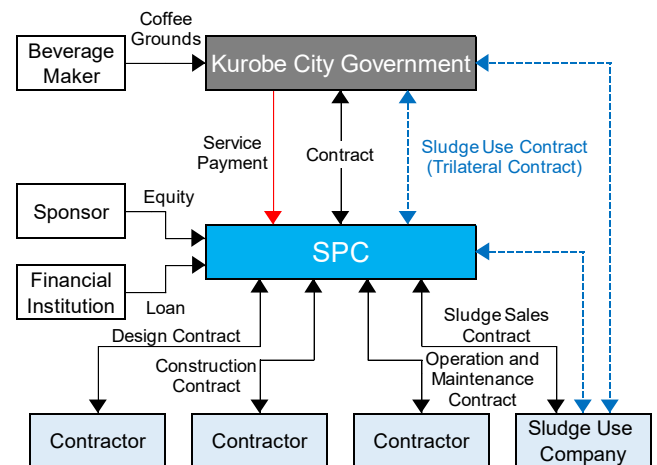
CONTRACT DURATION : 18 years
(Design, Construction 3 years, O&M 15 years)

CONSTRUCTION PERIOD : 2009/4 - 2011/4

PROJECT VALUE : USD \$37.7 million

Note: exchange rate 2009/4/30 97.78 yen/\$

PROJECT SCHEME



Key Features

- The biomass utilization facility dries sludge and converts it into fuel by boiler heat generated from biogas (methane gas) , not fossil fuel. Excess biogas is used as fuel for a micro gas turbine to generate electricity for the plant.
- An artificial waterfall named "Kirara Waterfall" using recycled sewage water was constructed in the adjacent park, and a footbath using biogas was installed inside the sludge treatment facility, creating a place of relaxation where local residents can enjoy the facility in a friendly manner.

Project Overview

Toyohashi City implements a PFI project (BTO method) at the Toyohashi City Public Sewage Treatment Plant of Nakajima to develop and operate a facility to convert sludge (sewage sludge, human waste, and septic tank sludge) and raw garbage into methane fermentation and use the biogas generated as fuel to generate energy. The project is one of the largest combined biomass treatment systems in Japan, that effectively converts waste into resources by combining biomass, which had been treated in separate processes. Toyohashi Biowill Co., Ltd., an SPC led by JFE Engineering Corporation, will be responsible for the design, construction, maintenance, management and operation of the facility for a period of 20 years.



Project Detail

IMPLEMENTING AGENCY :
Toyohashi City (Aichi Prefecture)

PRIVATE -SECTOR COMPANIES :
JFE Engineering Corporation, Kajima Corporation, Kajima Environment Engineering Corporation, OTEC

SCOPE OF WORK :
Design, construction, maintenance and operation of biomass resource utilization facilities

TYPE OF PPP : BTO (mixed type)

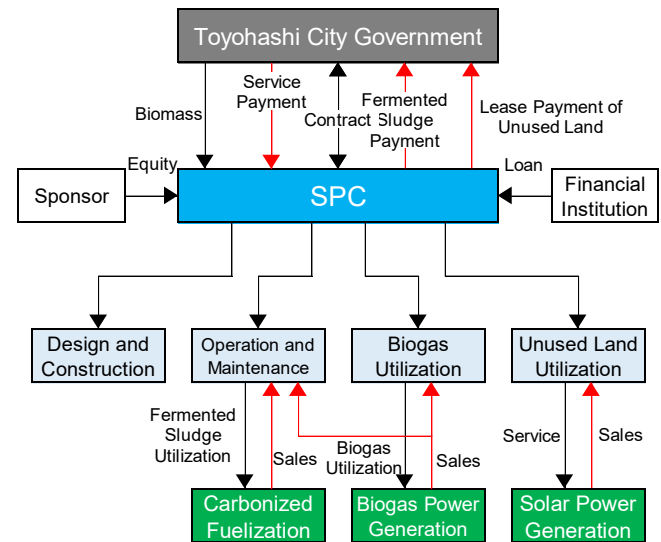
CONTRACT DURATION : 23 years
(Design, Construction 3 years / O&M 20 years)

CONSTRUCTION PERIOD : 2014/12 – 2017/9

PROJECT VALUE : USD \$123 million

Note: exchange rate 2014/12/31 120.55 yen/\$

PROJECT SCHEME



Key Features

- The amount of biomass received per day is approximately 472 cubic meters of sludge and 59 tons of raw garbage. The amount of electricity generated by biomass power generation using these materials as fuel is 24,000 kWh per day, and the generated electricity is sold to electric power companies under the Feed-in Tariff (FIT) system for renewable energy. Surplus gas is used in the carbonization facilities. In addition, solar power generation using idle land has been carried out as part of the unused land utilization business.
- The residual sludge generated after methane fermentation is also processed into carbonized fuel in the carbonization facilities to make effective use of waste energy. Carbonized fuel is used as fuel for boiler, as an alternative to fossil fuels, which has about half the calorific value of coal.
- Efficient and stable methane fermentation treatment can be achieved by mixing sludge and raw garbage. This project has also led to a reduction in greenhouse gas emissions.

Project Overview

Based on Aichi Prefecture's "Plan for Wide-Area Waste Incineration Treatment", the project involves the development and operation of a resource-recycling type waste treatment facility for melting combustible waste and shredding and melting noncombustible and oversize waste from the cities of Nagoya, Kitanagoya and Toyoyama. The project is being implemented utilizing the PFI method, which entrusts the entire process such as, facility design, construction, operation, maintenance to private partners. The shaft furnace type gasification melting furnace installed for this project, has one of the largest processing capacities in Japan, capable of processing up to 660 tons of combustible waste per day. Kitanagoya Clean System Co. Ltd., an SPC established by group companies represented by Nippon Steel Engineering Co., Ltd. is carrying out the operational management of the project.



Project Detail

IMPLEMENTING AGENCY :
Nagoya City (Aichi Prefecture)

PRIVATE -SECTOR COMPANIES :
Nippon Steel Engineering Co., Ltd., Nippon Steel Environmental & Energy Solutions Corporation, Ecomanage Corporation, Kyokuto Kaihatsu Kogyo Co., Ltd., Hirochiku Co., Ltd., Yabashi Industries Co., Ltd., Daiken Sekkei Inc.

SCOPE OF WORK :
Design, construction, operation and maintenance of the Kitanagoya Plant.

TYPE OF PPP : BTO (Service purchase)

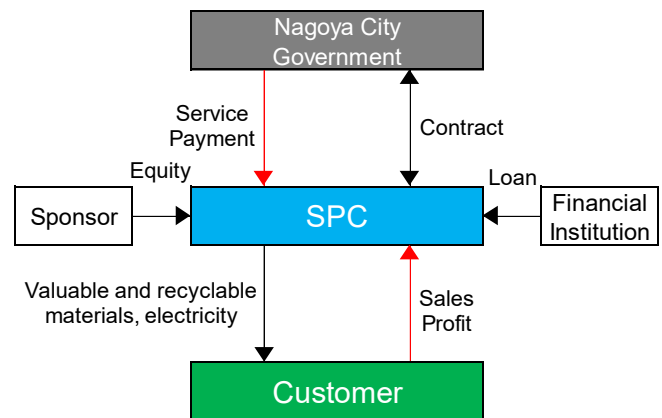
CONTRACT DURATION : 20 year (Operation Period)

CONSTRUCTION PERIOD : 2016/3 – 2020/6

PROJECT VALUE : USD \$476 million

Note: exchange rate 2016/3/31 112.68 yen/\$

PROJECT SCHEME



Key Features

- Combustible, noncombustible, and oversize waste are melt in the melting furnace at 1,800 degrees Celsius and the extracted material are utilized as resources such as slag and metal, resulting in zero landfill waste. Revenues from the sale of valuable and recyclable materials and electricity sales will be the income by the private sector.
- The heat generated during the processing of waste is used to generate electricity. The generated electricity is used in the plant, and surplus is to be sold. The plant is equipped with a cogeneration generator that can supply both heat and electricity at the same time, ensuring power supply even during power outages. In addition, a solar power generation system has been installed on the roof to generate electricity.
- An appropriate environmental protection measures are in place, using a filtered dust collector to remove harmful materials from the exhaust gas, before discharging it from the chimney. A 5,000 cubic meter rainwater reservoir tank has been installed in case of flooding, and rooms important for factory operation, such as the central control room, electrical equipment room, and generator room are located in a place high enough to avoid damage from flooding.

Project Overview

As part of the Tokyo International Airport re-expansion project to enhance Tokyo's global competitiveness, the project is one of the largest PFI projects in Japan to develop three separate projects in the international flight zone, which enabled efficient and effective facility development by applying a project scheme that matches to the characteristics of each project: (1) International terminal (passenger terminal building, parking lot, etc.), (2) Cargo terminal (cargo shed, track yard, etc.), and (3) Apron (apron, internal roads, etc.).

With the prospect of higher demand for international aviation, by utilizing the expertise and funds of the private sector, improvement of airport facilities and the quality service to airport users are being achieved while reducing the government expenditure as much as possible.



Project Detail

IMPLEMENTING AGENCY :

Ministry of Land, Infrastructure, Transport and Tourism

PRIVATE -SECTOR COMPANIES :

- ① Passenger Terminal : Japan Airport Terminal Co., Ltd., etc
- ② Cargo Terminal : Mitsui & Co., Ltd., etc.
- ③ Apron Zone : Taisei Corporation, etc.

SCOPE OF WORK :

- ① Development and operation of the passenger terminal building, parking lot, etc.
- ② Development and operation of the cargo shed, etc.
- ③ Development and maintenance of the apron, internal roads, etc.

TYPE OF PPP :

- ①② BOO (Self-supporting accounting)
- ③ BTO (Service purchase)

CONTRACT DURATION : ①②③ 30 years

CONSTRUCTION PERIOD :

- ① Passenger Terminals 2008/5 – 2010/7
- ② Cargo Terminals 2009/3 – 2010/7
- ③ Apron Zone 2006/4 – 2009/9

PROJECT VALUE :

- ①② - (Self-supporting accounting)
- ③ USD \$460 million

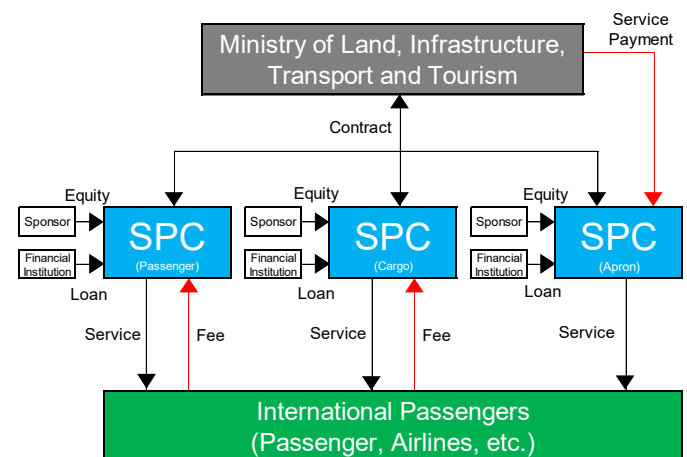
Note: exchange rate 2017/12/31 113 yen/\$

Key Features

Development and operation of the passenger and cargo terminals, which are expected to be profitable, will be carried out by Self-supporting accounting, with the SPC recovering the cost of facility development through passenger service facility charge, tenant fees and other revenues, without using government funds. As for the apron development, the project will be implemented as a service purchase type, in which private sectors will develop facilities with funds raised by itself and the government will pay for the facilities in installments.

The contractor will be selected by the SPC through an open competitive bidding process. By separating the procedures for selecting the terminal operator and construction contractor, terminal construction cost is expected to be reduced by creating a competitive environment.

PROJECT SCHEME



Project Overview

This is the first case in Japan where the concession system has been adopted for an airport facility owned by the national government. In the past, Sendai Airport was operated by different entities, with the terminal building operated by the third sector, which is funded by Miyagi Prefecture and private companies, and the runway operated by the national government, making it difficult to operate the airport as a whole in an agile manner. Introduction of the concession system in this project has not only reduced costs and improved efficiency by integrating the previously separated management of runways and airport buildings, but has also created business opportunities to generate revenue. Sendai International Airport Co. Ltd., an SPC established by the Tokyu Group, Maeda Corporation, and Toyota Tsusho Corporation, is responsible for the operation of the airport for 30 years, and the project is expected not only to revitalize the Tohoku region but also to drive full-scale recovery from the Great East Japan Earthquake.



Project Detail

IMPLEMENTING AGENCY :

Ministry of Land, Infrastructure, Transport and Tourism

PRIVATE -SECTOR COMPANIES :

Tokyu Corporation, Maeda Corporation, Tokyu Land Corporation, Toyota Tsusho Corporation, Tokyu Agency, Tokyu Construction, Tokyu Community Corporation

SCOPE OF WORK :

- ① Airport Operation, etc.
- ② Operation of airport aviation security facilities, etc.
- ③ Environmental measures
- ④ Other incidental businesses
- ⑤ Building facilities, etc.

TYPE OF PPP : Concession

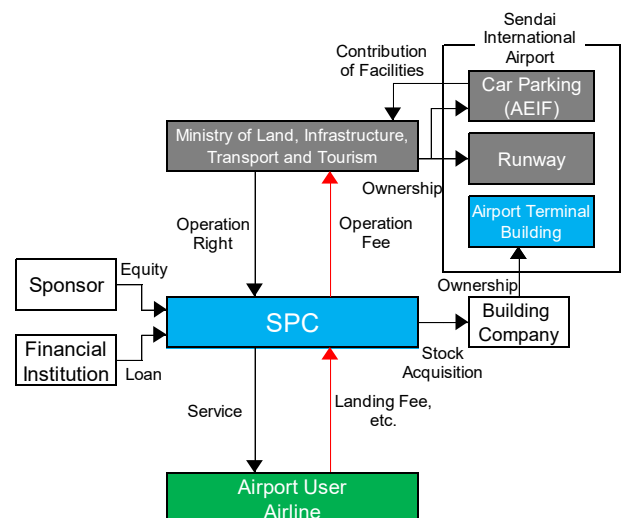
CONTRACT DURATION : 30 years
(Start of Operation 2016/7)

CONSTRUCTION PERIOD : —

PROJECT VALUE : USD \$18.2 million
(concession fee (excluding tax))

Note: exchange rate 2015/12/31 120.61 yen/\$

PROJECT SCHEME



Key Features

- Landing fees, parking fees, and facility usage fees from air transport operators and building facility tenants are collected by the Operator. The project is implemented as a self-supporting accounting basis in which the operator bears all the costs required for the implementation of the project during the contract period.
- In addition to the operation of runways and other facilities under the public facility management right (concession), the management right holder purchases the portion of the shares of the passenger building facility operators and cargo facility operators, allowing for more efficient and integrated airport operation.

Project Overview

This project is being implemented jointly by the national government (Ministry of Land, Infrastructure, Transport and Tourism) and Katori City, and is the first case in Japan where the PFI method has been applied for a river sector project under the direct control of the national government. A unique feature of this project is the combined use of conventional and PFI methods in public procurement, with conventional method being used for basic infrastructure construction including high-standard levees, river disaster prevention stations, and expansion of national roads, while river stations (facilities for disseminating information on river use, etc.), roadside stations (facilities for regional exchange), and river environment facilities (Sawara riverbank) were integrated as a PFI project under a joint order between the national government and the city. Efficient and effective facility development and operation is being carried out by implementing a PFI project in the areas where the knowledge of the private sector can be utilized.



Project Detail

IMPLEMENTING AGENCY :

Ministry of Land, Infrastructure, Transport and Tourism and Katori City (Chiba Prefecture)

PRIVATE -SECTOR COMPANIES :

Toyo Construction Co., Ltd., Maeda Corporation, Tokiwakougyou Co., Ltd., Tokensya Co., Ltd., Five , Menya - Momotaro

SCOPE OF WORK :

(PFI portion) Design, Construction, O&M of facilities
(Ancillary portion) Operation of Retail, Food Court, Riverside Marina, Pleasure Boat, Canoes etc.

TYPE OF PPP : BTO (Service Purchase)

CONTRACT DURATION : 17 years
(Design, Construction 1 years 8 month, O&M 15 years)

CONSTRUCTION PERIOD : 2008/7 – 2010/2

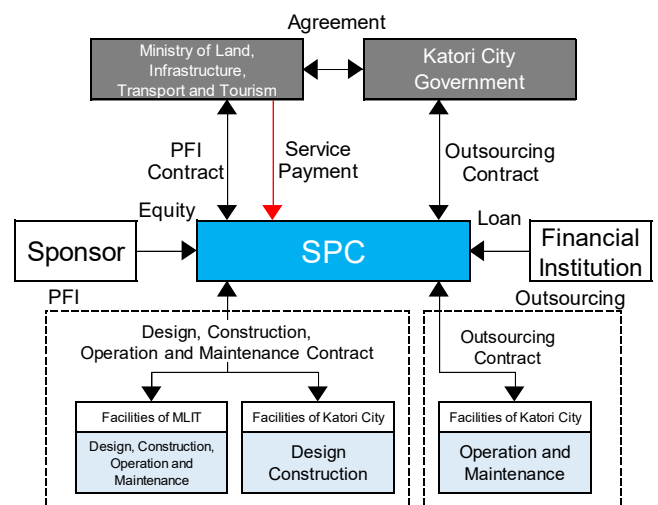
PROJECT VALUE : USD \$21.7 million

Note: exchange rate 2008/7/30 108.12 yen/\$

Key Features

- When introducing the PFI method into the joint project involving the national government and the city, due to its differences in applicable laws and regulations, it was necessary to execute two contracts: a PFI project contract and a business consignment contract. First, the city consigns the design and construction work for the city's facilities to the national government, and then the national government enters into a contract with the PFI operator (PFI Sawara River Co., Ltd.) for the design, construction, maintenance, and operation of the national government's facilities, together with the consigned city facilities work. After that, the city enters into a contract with the PFI operator for the maintenance and operation for the city's facilities. Furthermore, a Memorandum of Understanding (MOU) was signed between the three parties to mutually guarantee the contract.
- In addition to its primary function as a disaster prevention base at times of disaster, the riverside station is effectively used as a disaster prevention education exhibition room and multipurpose training center on normal days.

PROJECT SCHEME



Project Overview

The medical facility, consisting of two hospitals, the Tokyo Metropolitan Tama General Medical Center and the Tokyo Metropolitan Children's General Medical Center, is one of the largest hospital PFI projects in Japan, reorganizing four metropolitan hospitals into two medical centers and integrating them into one building. (Total: 1,350 beds) A PFI operator selected through open bidding with comprehensive evaluation method is entrusted with comprehensive medical-related operations for 15 years after construction. The Tokyo Metropolitan Government is responsible for the services that are directly related to healthcare, while the SPC "Tama Medical PFI Corporation", is responsible for most of the other services associated with hospital operation including facility maintenance and management, security, reception, meal service, and specimen testing.



Project Detail

IMPLEMENTING AGENCY :

Tokyo Metropolitan Government

PRIVATE -SECTOR COMPANIES :

Shimizu Corporation, Panasonic Corporation

SCOPE OF WORK :

1. Design, construction and operation
2. Maintenance and management of building facilities including security
3. Medical-related services such as medical clerical work, laundry, food service, and cleaning
4. Procurement of medical equipment and drugs, etc.
5. Supervision of various outsourced operations, management support and other operations

TYPE OF PPP : BTO (Service purchase)

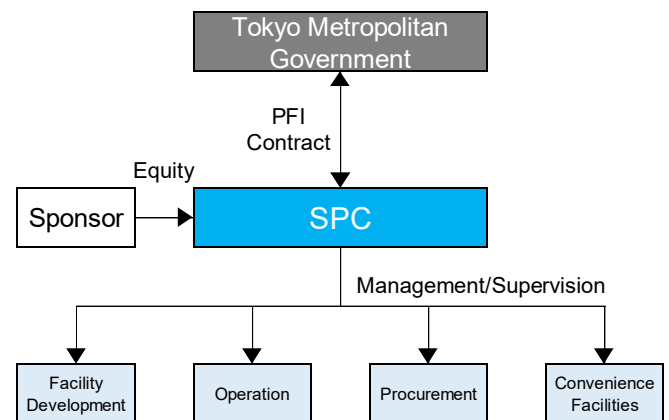
CONTRACT DURATION : 15 years (Period of O&M)

CONSTRUCTION PERIOD : 2007/7 – 2009/9

PROVECT VALUE : USD \$2,204 million
(Contract Value)

Note: exchange rate 2017/12/31 113 yen/\$

PROJECT SCHEME



Key Features

- In addition to "development of facilities" such as design, supervision and construction, the PFI operator is expected to play a role not only in overseeing outsourced operations but also in supporting overall hospital management, including "operational work" (medical equipment management, medical administration, and security), "procurement work" (medical equipment and medicine), and "operation of convenience facilities" (stores and restaurants).
- A call center, "Service Desk" has been set up for hospital employees to contact for inquiries and to inform problems as a mechanism to receive the feedback from the frontline to improve the operations and the quality of services provided by the partner companies. The system is being used for continuous business process re-engineering (BPR), to prevent recurrence of problems.

Project Overview

This project consists of the mixed-used development of a new industrial trade center, a business office building, and a rental housing complex on approximately 1.5 hectare of leased land owned by the Tokyo Metropolitan Government in the Takeshiba district. The project will be carried out in accordance with the development policy for specific projects in the “National Strategic Special Zone”, aiming to create a business hub that will contribute to strengthening global competitiveness, promote a smart city with disaster prevention capabilities, and develop facilities to create an attractive urban environment. This project is part of the Metropolitan Government's "Urban Renewal Step-up Project," which takes the opportunity of the relocation of metropolitan facilities to develop the urban and the surrounding areas, by utilizing private sector funds and know-how.



Project Detail

IMPLEMENTING AGENCY :

Tokyo Metropolitan Government

PRIVATE -SECTOR COMPANIES :

Tokyu Land Corporation, Kajima Corporation

SCOPE OF WORK :

Utilization of the Metropolitan Government-owned land (1.5 ha)

- ① former site of the National Archives (3,461m²)
- ② former site of the Tokyo Metrological Inspection Institute (6,166m²)
- ③ former site of Tokyo Industrial Trade Hall (5,990m²)

TYPE OF PPP :

Fixed-term Land lease

CONTRACT DURATION :

70 years

CONSTRUCTION PERIOD :

2016/5 - 2020/6

PROJECT VALUE : monthly rent

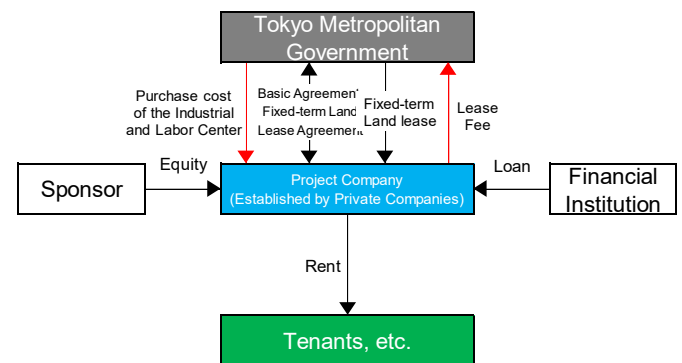
- ① USD \$31/m²
- ② USD \$38/m²
- ③ USD \$40 /m²

Note : exchange rate ①② 2015/7/31 124.04 yen/\$ ③ 2017/2/28 112.56 yen/\$

Key Features

- The project has been approved by the Prime Minister, as a special project under the “National Strategic Special Zones”, allowing for a floor-area ratio relaxation of approximately 1,100% for the entire site from the designated 400%.
- The building is designed to be resistant to earthquakes and other types of disasters, with the aim of town development fully equipped with disaster preparedness and energy management. The building also functions as a disaster prevention center for the Takeshiba district, with office lobbies and other common spaces on the lower floors as temporary accommodation for people who have difficulties in returning home. In addition, an energy plant has been installed to support the business continuity of the tenants in the event of an earthquake or other disaster.
- Established in 2017, Takeshiba Area Management General Incorporated Association was designated as an urban revitalization promotion corporation by Minato ward, Tokyo in November 2018, and has been engaged in an area management activities strive to create new liveliness and to form local community, by "fostering local communities," "promoting environmental beautification and conservation," "promoting safety improvements" among others. A pedestrian network directly connected to Hamamatsucho Station via a barrier-free deck over the Tokyo Metropolitan Expressway was developed to enhance the convenience of the Takeshiba area, and efforts are also being made to develop a smart city that utilizes cutting-edge technologies throughout the city, including the social implementation of MaaS.

PROJECT SCHEME



Project Overview

In the Minato Mirai 21 Central District of Yokohama City, which has been designated as a Global MICE City, a new meeting and event facility, “Pacifico Yokohama North” (PFI project), and hotels (private profit-earning project using public land) will be developed in a unified manner on land adjacent to “Pacifico Yokohama,” one of the largest meeting and event facilities in Japan. Yokohama Global MICE Corporation, led by Takenaka Corporation, will design, build and supervise the construction of “Pacifico Yokohama North” (PFI ①), and will be responsible for its maintenance until 2040, after transferring ownership to the City of Yokohama. The operation of the facility will be carried out under a concession system separate from the facility development from the perspective of integrated operation with the existing facility. (PFI②)A private profit-earning business carried out at the adjacent public land will be excluded from the PFI project, and the hotel will be developed by a private operator who has acquired the land from the city.



Project Detail

IMPLEMENTING AGENCY :

Yokohama City (Kanagawa Prefecture)

PRIVATE -SECTOR COMPANIES :

PFI ① Takenaka Corporation, Komatagumi Co., Ltd., Nippon Kanzai Co., Ltd., Mitsubishi HC Capital Inc.

PFI ② Pacific Convention Plaza Yokohama

SCOPE OF WORK:

PFI ① General management, design, construction and maintenance

PFI ② General management, operation and management (Concession)

TYPE OF PPP :

PFI ① BTO (Service purchase)

PFI ② Concession

CONTRACT DURATION :

PFI① 24 years 4 month (Design, Construction 4 years 4 month, Maintenance 20 years)

PFI② 23 years (Operation)

CONSTRUCTION PERIOD : PFI ① 2017/8 - 2020/3

PROJECT VALUE : PFI ① USD \$313 million

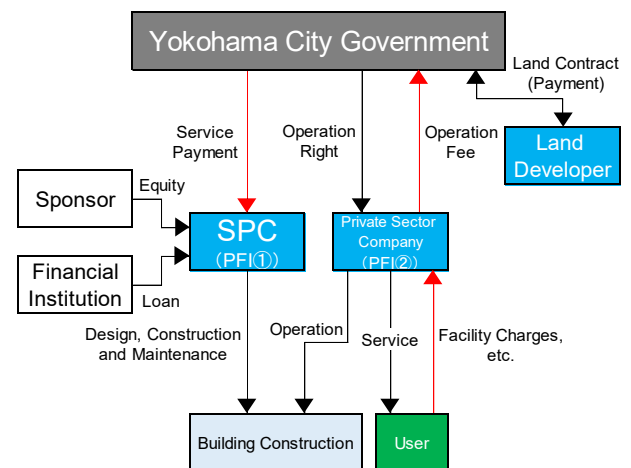
PFI ② USD \$66.9 million

Note: exchange rate 2015/12/31 120.61 yen/\$

Key Features

- With the aim of integrating the operation of the new facility (Pacifico Yokohama North) with the existing facility (Pacifico Yokohama), the operation of the new facility has been separated from the facility development project (design, construction, maintenance and management) and is being carried out under the concession system, in which public facility operation rights are granted. The Pacific Convention Plaza Yokohama, which owns and operates the existing Pacifico Yokohama, is responsible for the integrated operation of the existing facilities as the operation rights holder.
- Private profit generating businesses carried out on adjacent land are excluded from the scope of this PFI project. The hotel business, which is expected to have synergistic effects with the meeting and event facility, is being developed by Resort Trust Co., Ltd. based on a land purchase agreement signed between Yokohama City and the company.

PROJECT SCHEME



Project Overview

In the Kasumigaseki district, where Japan's central government ministries and agencies are located, this is a multi-development project that integrates an urban redevelopment project and a PFI project which was decided upon as an urban renewal project to rebuild the Central Government Building due to the aging and smaller office space of the old buildings. The twin towers, one dedicated to the government and the other shared with the private sector, were planned for effective and advanced use of government-owned land. The private sector's profit-earning facilities, developed as an ancillary project to this project, is implemented as a self-supporting business basis for about 30 years after the project contract is signed, and part of the profit will be returned to the government as a rent for the government-owned land. The new Central Government building was constructed under the BTO method with a contract duration of about 19 years, and the construction cost will be paid in installments over a period of about 15 years for operation and maintenance, so as to even out the financial expenditure of the government.



Project Detail

IMPLEMENTING AGENCY :

Ministry of Land, Infrastructure, Transport and Tourism
Ministry of Education, Culture, Sports, Science and Technology

PRIVATE -SECTOR COMPANIES :

Nippon Steel Engineering Co., Ltd, Mitsubishi Corporation, Mitsubishi Heavy Industries Machinery Systems, Ltd. Toyota Tsusho Corporation, Kume Sekkei Co., Ltd. Taisei Corporation, Harima B. Stem Corporation, Tokyo Tatemono Co., Ltd., Nippon Densetsu Kogyo Co.,Ltd., Nippon Steel Kowa Real Estate Co.,Ltd., Kokyo Tatemono Co.,Ltd., Chuo-Nittochi Co., Ltd., Toenec Corporation, Dai-Dan Co., Ltd. Saikyu Kogyo Co.,Ltd., Net One Systems Co., Ltd.

SCOPE OF WORK :

Design, Supervision, Construction, Operation & Maintenance for the Central Government Building No.7 and ancillary facilities

TYPE OF PPP :

BTO

CONTRACT DURATION :

Central Government Building	19 years (from 2003)
Ancillary Project	30 years (from 2003)

CONSTRUCTION PERIOD :

2005/1 - 2007/9

PROJECT VALUE :

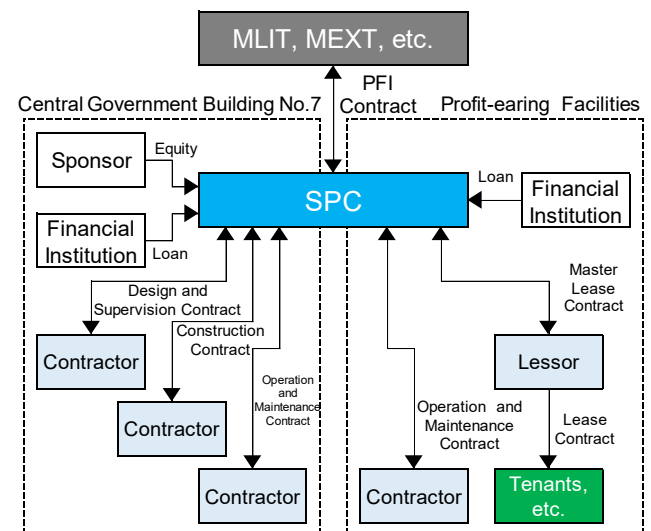
USD \$769 million

Note: exchange rate 2003/6 119.80 yen/\$

Key Features

- In this project, the floor-area ratio was greatly relaxed by changing the zone to a “redevelopment promotion districts”, abolishing the existing “specific blocks” in the city planning. Additionally, the economies of scale as a large-scale building were further created by developing the building together with private facilities by the urban redevelopment project.
- In the planning area, there were buildings that are valuable as historical cultural heritage, including the former Ministry of Education, Culture, Sports, Science and Technology building (completed in 1933) and the remains of the stone walls of the outer moat of Edo Castle (built in 1636). The preservation and utilization of these buildings were appropriately carried out by incorporating the methods proposed by SPC.

PROJECT SCHEME



Project Overview

The project is reconstruction of prefectural housing in Senri New Town, which had become aged and significantly less earthquake-resistant, including utilization of surplus land created by the projects. The PFI method was adopted as a means to properly rebuild the large number of prefectural housing built during the rapid economic growth period, even under the severe financial and manpower shortage conditions. After demolishing the existing housing, the 2.85 hectares of land was divided into prefectural housing land and land for utilization (surplus land). 280 units of prefectural housing were constructed in the construction area One (1), 170 units in the construction area Two (2), and 158 units of private housing and other facilities were constructed on the land for utilization as an ancillary project.



Project Detail

IMPLEMENTING AGENCY :

Osaka Prefecture

PRIVATE -SECTOR COMPANIES :

Haseko Corporation, JR West Real Estate & Development Company, Hirofumi-Tanaka Architect & Associates, Mori-Gumi Co., Ltd.

SCOPE OF WORK :

Reconstruction of prefectural housing (Demolition, Design, Construction), Resident relocation support and utilization of municipal own land (ancillary project)

TYPE OF PPP : BT

CONTRACT DURATION : 6 years
(Demolition, Design, Construction)

CONSTRUCTION PERIOD : 2009/3 – 2014/12

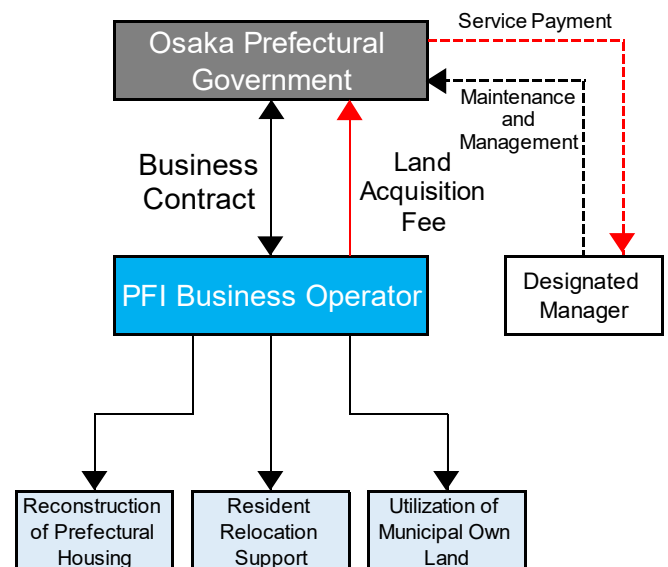
PROJECT VALUE :

Prefectural Housing : USD \$64.1 million

Land sales : USD \$17.3 million

Note: exchange rate 2009/3/31 98.23 yen/\$

PROJECT SCHEME



Key Features

- In implementing this project, the surplus land generated after the reconstruction of the prefectural housing was sold to the PFI operator, and the profit from this sale was used to cover the project cost, which helped to reduce the financial burden on the prefecture. On the sold land, the PFI operator developed apartment buildings for families, providing a safe and comfortable living space for multi generation people.
- As there are a large number of prefectural housing complexes throughout the prefecture, it would be more efficient to set up a system (Designated Manager System) that can comprehensively maintain and manage multiple facilities rather than ordering maintenance and management work for each individual PFI projects. For this reason, the BT method was selected, which does not include maintenance, management and operations in the scope of work of the PFI operator.