Efficient use of space and new ways of working in Japan

— Optimal utilization of the public facilities in the region —

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ANNUAL CONFERENCE OF ICIS
NEWCASTLE - UK 2017
June 11th-14th
Overview of Public Facilities

- Huge government facility stock have been constructed.
- Despite in the same region, facilities of national and local governments up to now have been built respectively.

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
<th>Square Meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>National government</td>
<td>8%</td>
<td>49 million</td>
</tr>
<tr>
<td>Prefectures</td>
<td>28%</td>
<td></td>
</tr>
<tr>
<td>Municipalities</td>
<td>64%</td>
<td></td>
</tr>
<tr>
<td>Local governments</td>
<td>92%</td>
<td>558 million</td>
</tr>
</tbody>
</table>

Total: 607 million square meters

Local governments (Prefectures+Municipalities) 92% (558 million square meters)

Kanagawa Prefecture Government Office
Yokohama Customs Government Office
Yokohama Port Opening Memorial Hall
MLIT is promoting constructions of government buildings that contribute to community developments, **in cooperation with various stakeholders including local public agencies.**

- MLIT establishes a **medium-to-long term management plan** that combines renovation, as well as re-building and changes of tenants of government buildings.

- This plan is aiming at **optimal use of the properties** of the all public facilities in the region.

**Optimal utilization** through **Facility Management** in the region.
To adjust towards the resolution of the **optimal use of public facilities in the region**, national and local governments must **take the various cooperation measures**.

**Examples of Cooperation Measures**

- **Construct a building** of the national and local government **together** (Joint Building)

- Construct together with the **convenience facilities** (Library and Nursery, etc.)

- **Move to the empty space** of the facilities

- **Exchange** of building construction **site**

**Integration and composite with convenience facility**

- Local government offices
- Demolition or sale
- Transfer to National government office
- Renovation
- New construction
- Library
- Nursery
- Demolition or sale
- Transfer to Local government office
- Local government office
- Demolition or sale
Improvement of User Convenience

Setagaya Joint Building

- **Open space** has been created by the integrated use of national government-owned land and the Tokyo metropolitan government land.

- It realized **the effective use of improved convenience of the user** by integrally joint construction together with the national government office, the Tokyo metropolitan office and the Setagaya ward office.
Hiratsuka City Hall with National Government Office

- The City Hall is constructed together with national government tax office.
- Effective use of public land, improvement of the user convenience and **efficient facility operation** are achieved.

Placing the business functions related to tax of the city and the national government office **on the same floor**.
This joint building is the first time project in Japan as PFI projects, that conducts integrated construction with the cooperation between national and local governments.

By the aggregate of the national government office, the Chiyoda-ward office and convenience facilities, it has been achieved “creation of attractive and dynamic communities”.

Attractive and Dynamic Communities

Kudan Joint Building No.3

- National government office
- Chiyoda ward library
- Chiyoda ward office
- Bakery

Library

Bakery

Convenience facilities
Optimization of Placement

Maebashi Joint Building

- By **exchanging the land** between the national government and Maebashi city, **the national government acquired the government building construction site**.
- Maebashi city has secured the land for the city hall parking lot and the city council office building reconstruction.

Maebashi Joint Building (national government)  
<Previously city-owned land>

Maebashi city hall

Land Exchange

Maebashi city hall parking lot and city council office  
<Previously national government-owned land>
The private finance initiative (PFI) method is a mean to provide government services such as design, construction and operation of a public facility by utilizing the financial resources, management know-how and technologies of the private sector.

Central Government Joint Building No.7 is one of the case of promoting the town development in cooperation with private sector as a PFI project.
Cooperation and Mutual Understanding

Conclusion

- The role of MLIT is, primarily, to build national government building, but is not enough for **the activation in the region**.

- For the optimal use of space, **close cooperation** among national and local governments as well as related organizations is essential.

- It is impossible to carry out without **mutual understanding** and prior consent among various organizations.

MLIT has conducted comprehensive and integrated construction of buildings of the government and local public bodies in 19 districts, utilizing the **Civic-Core Program**, aimed at promoting developments of **attractive and dynamic communities**, with the government and municipal buildings serving as the core.
We established “The guidelines for development and use of BIM models for government projects” in March 2014.

The guidelines contain the basic principles and notes in BIM models, for Design–Bid–Build method. (major method in GBD projects) to follow and use the existing standards.

Now (in Japan)

We must provide equal opportunities for participating in public works projects to most companies. But, there are few architects and constructors that can use BIM in Japan.

Therefore, it is still difficult to make the use of BIM mandatory in the public procurement.

The guideline will be applied only if architects or constructors propose the use of BIM.
Thank you for listening!