

Efficient use of space and new ways of working in Japan

— Optimal utilization of the public facilities in the region —

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Overview of Public Facilities

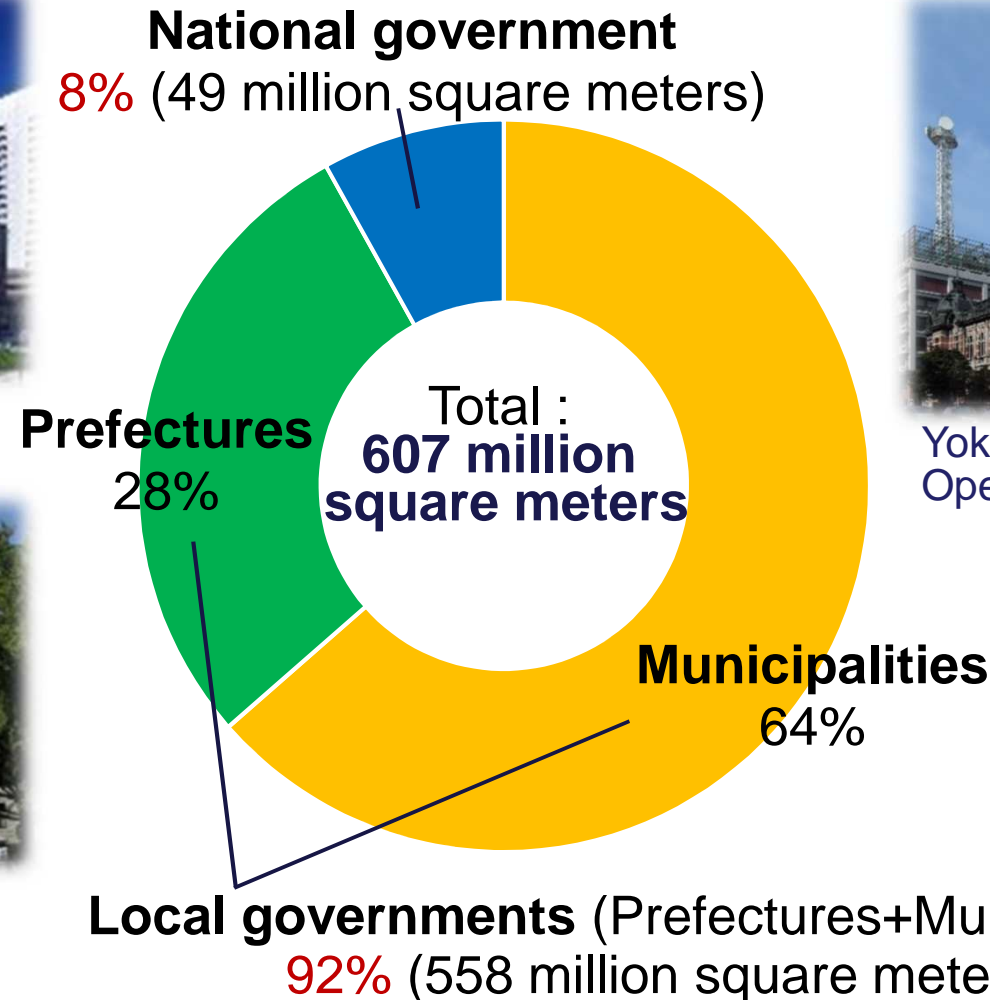
- **Huge government facility stock** have been constructed.
- Despite in the same region, facilities of national and local governments up to now have been **built respectively**.



Yokohama Customs
Government Office



Kanagawa Prefecture
Government Office

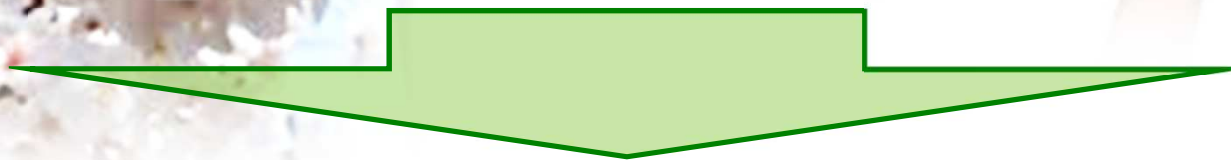


Yokohama Port
Opening Memorial Hall

➤ 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.

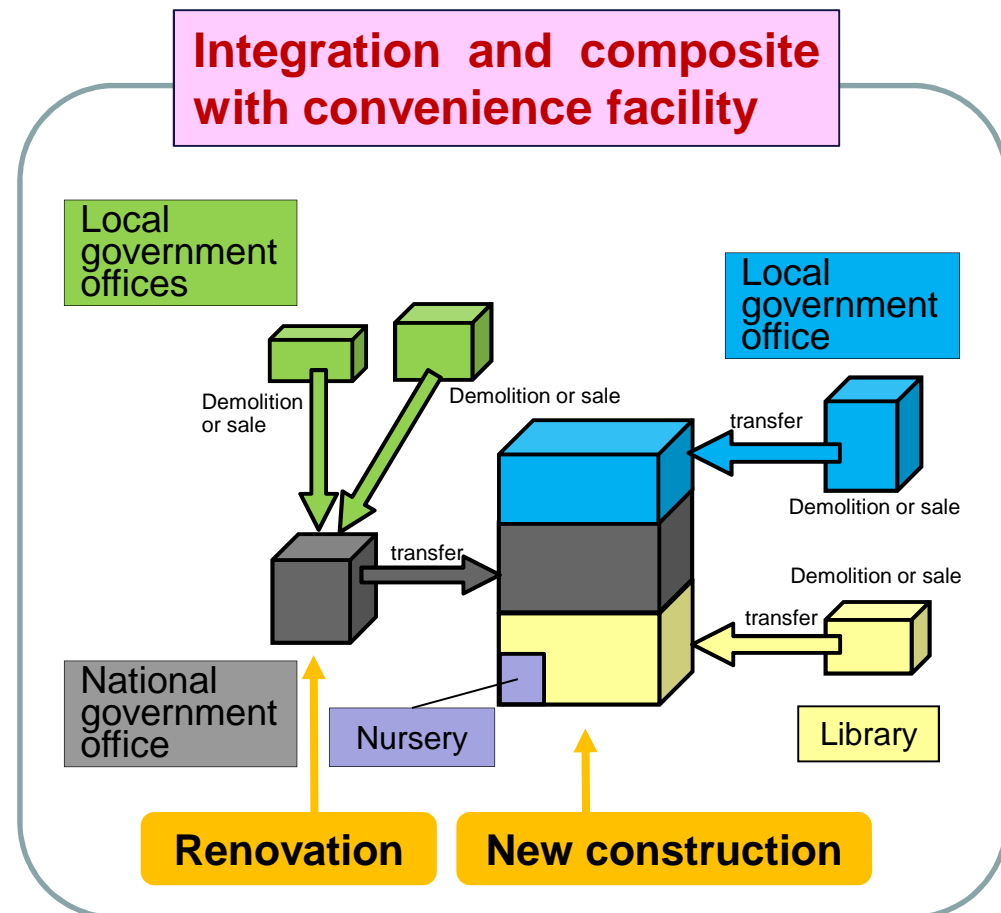
✓ This plan is aiming at optimal use of the properties of the all public facilities in the region.



- 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**.

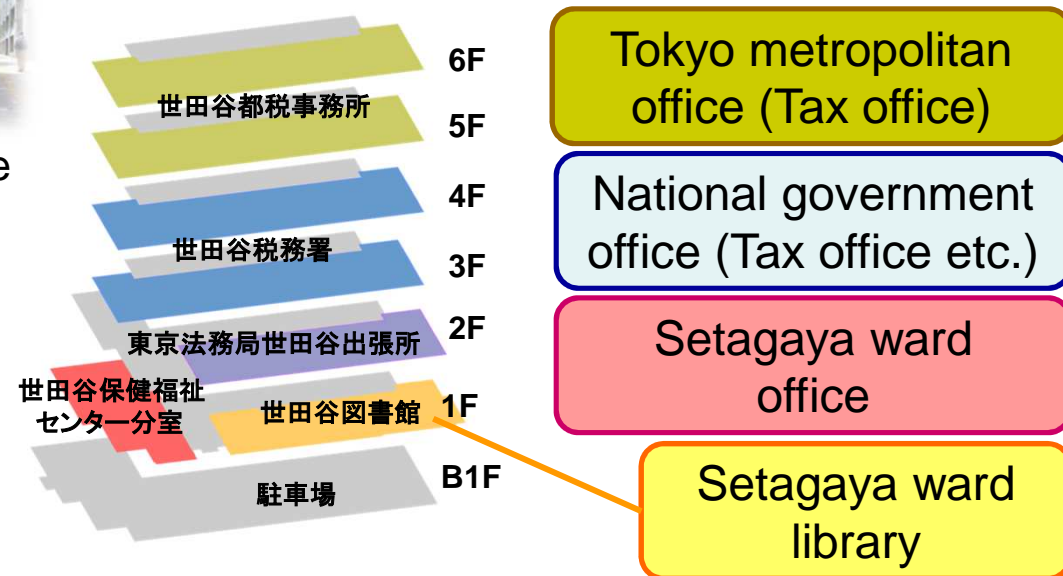
Examples of Cooperation Measures

- ✓ **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**



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.



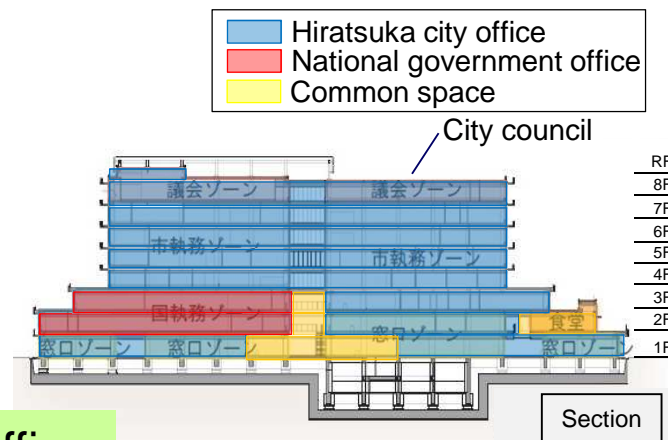
Setagaya Joint Building

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.



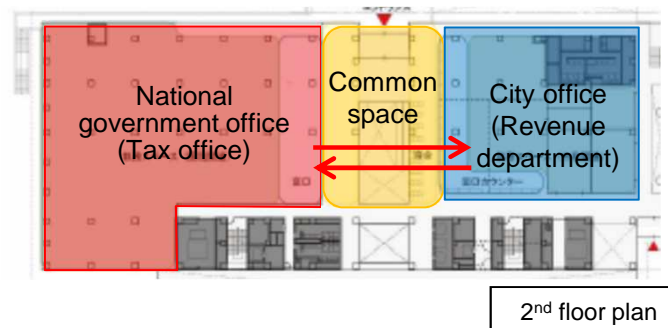
Hiratsuka City Hall with Tax Office



Multipurpose space
provided in the
common space



Placing the business functions related to tax of the city and the national government office **on the same floor.**



Kudan Joint Building No.3

- 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**”.



Kudan Joint Building No.3

National
government office

Chiyoda ward
library

Chiyoda ward
office

Bakery



Library



Bakery
Convenience facilities

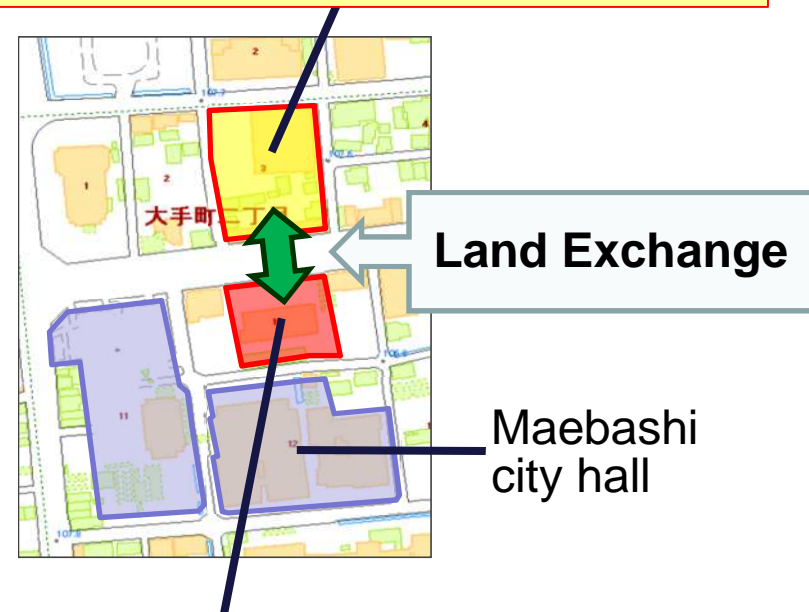
Maebashi Joint Building

- 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 Joint Building

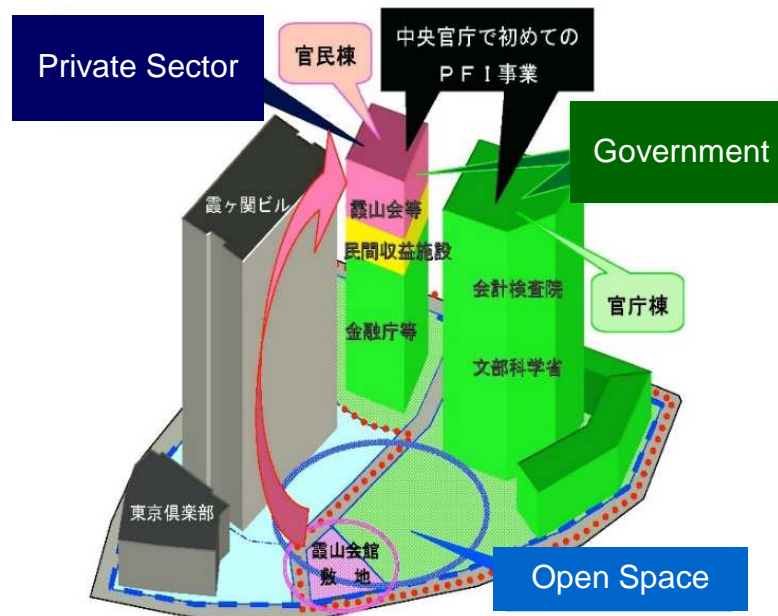


Maebashi city hall parking lot and city council office
<Previously national government-owned land>

Cooperation with Private Sector

Central Government Joint Building No.7

- 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.



Central Government Joint Building No.7

Conclusion

- ✓ The role of MLIT is, the primarily, to build national government building, but is not enough for **the activation in the region.**
- ✓ For the optimal use of space, **close co-operation** 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.



Chikusei Civic-Core



Okazaki Civic-Core

- 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.

– BIM at the Government Buildings Department in Japan – Three BIM pilot projects since 2010



Shinjuku Government Building
for Ministry of Labor



Fujieda Government Building
for Ministry of Justice



Maebashi Common Building
for the government offices

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.

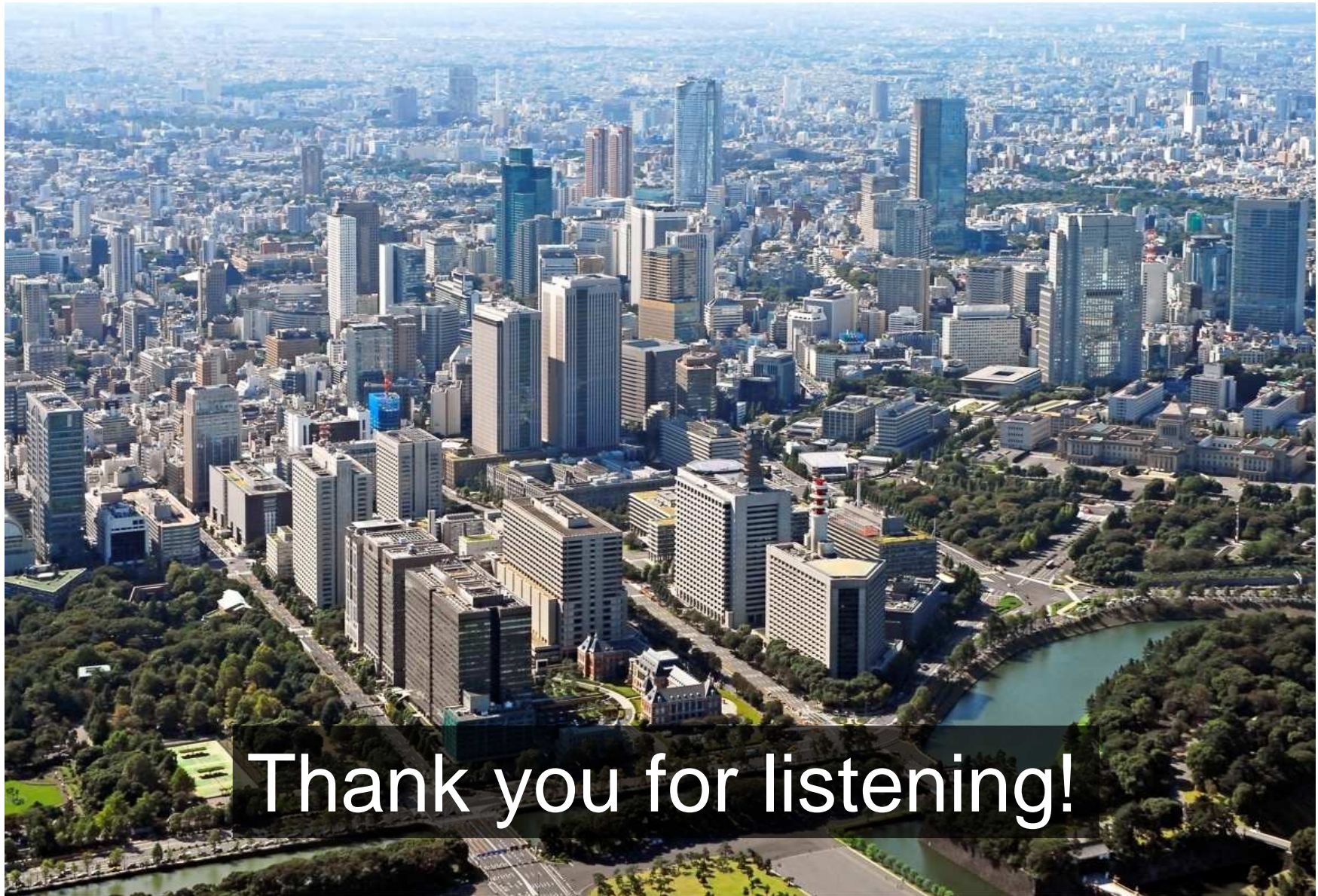
Now (in Japan)

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!