

# 2016 Summer Programme to Tokyo, Japan (17/07/2016 - 23/07/2016)



Led by Assistant Professor Mori Masaki and Professor Deng Yongheng, a group consisting of 30 real estate students came together and participated in this year's summer programme. We travelled to Tokyo during the period of 17 July - 23 July 2016 and this report summarises our trips to the various real estate companies and government agencies in Japan.

## **Day 2 (18/07/2016): Public Holiday ~ Free day for everyone**



## **Day 3 (19/07/2016): Visit to Tokyo Tatemono**

Our very first visit was to Tokyo Tatemono which is the oldest property developer in Japan. Conducted by Tokyo Tatemono's staffs, we had a tour around Tokyo station and visited several developments that were built by Tokyo Tatemono. One of the key developments we visited was the Tokyo Square Garden. It is a mixed-use development which incorporated various green initiatives such as a 3,000m<sup>2</sup> greenery space known as "Kyobashi Hill" and an environmental station to monitor and reduce the emission of CO<sub>2</sub> gases.



At the end of the tour, we also had the chance to interact with the employees and discussed on various contested real estate topics at their headquarters. We then ended the day with a fun and interactive game session with the Tokyo Tatemono's staffs and was deeply touched by their warm hospitality with the delicious Japanese food and beverages provided by them.



#### **Day 4 (20/07/2016): Visit to SunCity: Yokohama**

SunCity is a luxurious elderly ageing home catered to the Japanese citizens in Japan. We were given a tour by the staffs of SunCity: Yokohama. Their employees explained and showed us the various facilities in the area such as swimming pool, fine-dining area and recreational room. We were so amazed at the services and facilities provided by SunCity that it almost felt like we were at a high end 5-star hotel. The visit let us appreciate the fact that even as one age, we can still live an enjoyable and colourful life after retirement or even when we are sick.

#### **Day 5 (21/07/2016): Visit to MLIT, Tokyo Midtown and Mitsui Fudosan International Advisors**



At the Ministry of Land, Infrastructure, Transport and Tourism (MLIT), we are being welcomed by Mr. Toru Ishikawa, the Director of the International Affairs Office, City Bureau, with his opening remarks.

Following the remarks, we are given two insightful lectures on the “City Planning in Japan” and the “Outline of Urban Development in Japan and Tokyo Skytree Town”. The two lectures allowed us to better understand the urban development issues in Japan and how they tackled these challenges using various urban planning tools and policies.

#### **Mitsui Fudosan Talk and Tokyo Midtown Tour**



Our last visit for the day ended with a visit to Mitsui Fudosan. We were given a talk by Mr. Tomokawa Shuji, President of Mitsui Fudosan Investment Advisors. He shared with us some of the key challenges the real estate and capital market in Japan are currently facing with disruptive technology and Big Data. Following the talk, we were given a tour around Tokyo Midtown. The tour includes visit to their shops & restaurants at the Galleria and Plaza and the visit to the Suntory Museum of Art within Tokyo Midtown.



### **Day 6 (22/07/2016): Visit to Kashiwa-no-ha Smart City**

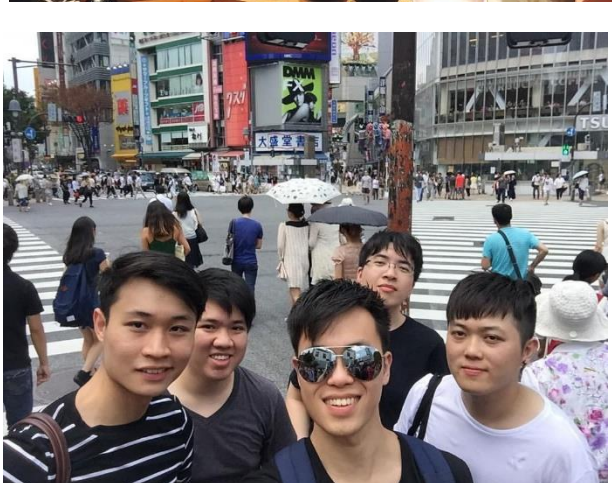
On the last day of our summer programme, we went to one of Japan's first smart city in Kashiwa City in Chiba, the Kashiwa-no-ha Smart City. We were awed by the numerous green facilities and initiatives available in the city that was introduced and showcased to us during the tour. Some of the unique facilities includes the Area Energy Management System (AEMS) which helps to predict the energy required by the city for the purpose of energy conservation and reducing the emission of greenhouse gases.



Another interesting place we visited is the KOIL (Kashiwa-no-ha Open Innovation Lab). In the KOIL factory, we witnessed first-hand how they used state-of-the-art fabrication equipment such as laser printers and laser cutters to create models. At the end of the tour, we were given a short preview of their future development and expansion of the smart city. This visit let us understand the importance of global warming and how we can do our part to create a better city for the future such as the Kashiwa-no-ha Smart City.

## Day 7 (23/07/2016): Farewell and Departure

After a short but exciting 7-day trip, it is finally the end of our summer programme trip to Japan. Even though this trip was short, this trip has given us new perspectives and insights about the real estate industry in Japan. We would like to take this opportunity to thank Professor Mori and Professor Deng for organising this exchange programme for us. All of us really enjoyed this summer exchange programme.



By: Phang Ke Yuan, Anna Yeung