



APTAC
Asia Pacific Town-building Assistance Consortium

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Message from the Chairperson

We originally named the Crowded House Area Arranging Realization Conference has been working for more than 20 years to build disaster-resistant, resident-friendly communities. The Conference brought together specialists of all kinds—realtors, builders, architects, lawyers, judicial scriveners, accountants, tax accountants, property appraisers, and others—who, working as a team to support urban development, achieved tangible results, which would not have been possible for one private sector company to accomplish on its own.

While, in the past, we focused on urban development, we see Japan's aging population and low birthrate as posing serious problems that we feel we can help address. The country is already experiencing a severe labor shortage, which threatens the sustainability of Japan's economic and social infrastructure. Efforts are being made to counter the declining birthrate by improving the child-rearing environment. In the interim, in order to stem the declining labor shortage, the mandatory retirement age has been extended to allow senior employees to continue to be part of the workforce. The government has also created a new visa category for workers with specific skills to attract more people from other countries.

Under these circumstances, we decided that our team, utilizing its strengths, should also focus on human resource development, which is why we changed our name to the Asia Pacific Town-Building Assistance Consortium (APTAC). We aim to support to develop people from other countries, not simply as a labor force, but we want to nurture workers who want to live, work, and actively participate in Japanese society. Specifically, to achieve a tangible outcome, APTAC has been supporting a project of the Philippines Arayat Training School (PATs), in Tabuan, Arayat City, Pampanga Province, Philippines. PATs is a vocational training school whose aim is to facilitate the development of students who will be able to smoothly adjust to living and working in Japan. Together with our member companies, we will continue working on our two projects of urban development and human resource development.



Chairperson, Asia Pacific Town-Building Assistance Consortium Akihiro Shimoda

University of Tokyo, Bachelor of Agriculture (Major in Landscape Architecture)

Harvard University Graduate School of Design, Master of Landscape Architecture (MLA)

President, Design and Management Inc.

Former Professor, Department of Urban Design and Planning, School of Architecture, Kogakuin University, Tokyo

Overview

Name	Asia Pacific Town-Building Assistance Consortium (Former name: Crowded House Area Arranging Realization Conference) NPO corporation certified by the Tokyo Metropolitan Government (Corporate No. 215)
Established	October 1999
Address	Le Cinq IRIS Tower 1F 3-19-4 Kamata, Ota-ku, Tokyo
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History

October 1999

Established in October 1999 as the Crowded House Area Arranging Realization Conference with the aim of promoting urban development of areas of dense wood housing based on the lessons learned from the Great Hanshin-Awaji Earthquake occurred in January 1995.

Activities of the Conference commenced with Mr. Takasuke Watanabe, Professor at Tokyo Institute of Technology assuming the position of Chief Advisor, Mr. Makoto Ishii, Managing Director of Ishimoto Architectural & Engineering Firm, Inc. assuming the position of Chairperson, and Mr. Fumio Tamura, Senior Director of Masuda-gumi Koumuten Co., Ltd. (current IRIS Corporation) assuming the position of Senior Managing Director. (The titles of each of the persons are referred to using the then-current ones.)

Have promoted the activities of project consolidation and redevelopment projects for the areas of dense housing mainly in Ota City, Tokyo, and engaged in the reconstruction projects, which yielded successful outcome in a short-term, drawing on measures under the Act on Facilitation of Reconstruction of Condominiums in response to requests from the Ota City Government of Tokyo and the Ministry of Land, Infrastructure, Transport and Tourism for consultation for the reconstruction of condominiums for which anti-seismic structural strength calculations were faked, which caused the safety myth of housing to collapse.



2005

Took over and promoted the “operation to promote infrastructure development of welfare facilities for nursing and medical care of elderly persons and persons with disabilities” upon the request from the NPO Nursing Care Infrastructure Development Association.

Have constructed welfare facilities with more than 1,000 beds so far.



December 2018

The momentum for promoting supporting projects such as urban development in the Asian countries had increased within the Conference due in part to the fact that several members were undertaking non-profit making activities in those countries. Accordingly, the name of the Conference was changed to the “Asia Pacific Town-Building Assistance Consortium” in December 2018. Added to the line of business were “(1) international cooperation activities and (2) activities to support development of vocational abilities and enhancement of employment opportunities.”



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July 2022

Philippines Arayat Training School (PATS), a vocational training school supported by APTAC as its overseas business, opened in Santo Niño Tabuan, Arayat-city, Pampanga-province, Philippines (Pre-opening).

The project of training of Japanese language education and basic technical skills has been launched in order to provide young Filipinos with opportunities to work for APTAC member companies.



Activity Report

Project in Japan

● Redevelopment projects for the areas of dense wood housing

We provided planning and consulting services and promoted joint rebuilding in areas of dense wood housing, primarily in Ota City, Tokyo.

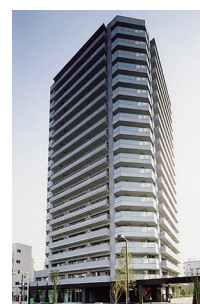
Iris Ichibankan

Address	Kamata, Ota-ku, Tokyo	Site Area	1,790.92m ²
Number of Floors / Total Floor Space	B1・11F / 6,540.54m ² / Seismic isolation structure	Property Type	residence 80 units, retail 6 units



Le Cinq Iris Tower

Address	Kamata, Ota-ku, Tokyo	Site Area	3,348.52m ²
Number of Floors / Total Floor Space	B1・20F / 22,675.06m ²	Property Type	residence 207 units, office 1 unit



CosmoVita Kamata Iris Square

Address	Kamata, Ota-ku, Tokyo	Site Area	523.77m ²
Number of Floors / Total Floor Space	B1・12F / 2,486.69m ²	Property Type	residence 42 units, clinic 1 unit



Initia Kamata Iris Fort

Address	Kamata, Ota-ku, Tokyo	Site Area	525.81m ²
Number of Floors / Total Floor Space	15F / 3,950.00m ²	Property Type	residence 48 units, retail 1 unit



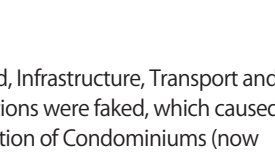
Initia Omori

Address	Omorikita, Ota-ku, Tokyo	Site Area	658.05m ²
Number of Floors / Total Floor Space	12F / 3,932.22m ²	Property Type	residence 48 units



The Residence Kamata Iris Court

Address	Kamata, Ota-ku, Tokyo	Site Area	1,087.87m ²
Number of Floors / Total Floor Space	12F / 4,997.43m ²	Property Type	residence 82 units



● Reconstruction of condominiums

We were requested by the Ota City Government of Tokyo, the Tokyo Metropolitan Government and the Ministry of Land, Infrastructure, Transport and Tourism to act as consultants for the reconstruction of condominiums for which anti-seismic structural strength calculations were faked, which caused the safety myth of housing to collapse. This was the first such case of its kind under the Act on Facilitation of Reconstruction of Condominiums (now the Condominium Reconstruction Law) and served as a model case for other similar rebuilding projects.

Primavera Ikegami

Address	Ikegami, Ota-ku, Tokyo	Site Area	911.03m ²
Number of Floors / Total Floor Space	9F / 2,833.01m ²	Property Type	residence 25 units, retail 1 unit



● Welfare facilities for seniors and others

At the request of the Nursing Care Infrastructure Development Association, we took over and promoted the “operation to promote infrastructure development of facilities for nursing and medical care of elderly persons and persons with disabilities”. Up to now, we have helped build welfare facilities with over 1,000 beds.

Nursing home for the elderly Omori Heiwanosato			
Address	Omorihoncho, Ota-ku, Tokyo	Site Area	1,817.53m ²
Number of Floors / Total Floor Space	B1 • 4F / 4,422.83m ²	Property Type	100 units



Complex nursing facilities Santafe Garden Hills			
Address	Higashi Kojiya, Ota-ku, Tokyo	Property Type	nursing room 320 units, day care for the elderly and the handicapped
Site Area	8,220.68m ²		
Number of Floors / Total Floor Space	B1 • 10F / 16,332.17m ²		



● Light manufacturing clusters

Working together with the Ota City Government, we acted as a consultant to construct privately established and operated light manufacturing clusters (facilities consolidating neighborhood small factories into single buildings), which were formerly publicly established and operated. We contributed to the monozukuri (manufacturing) industry in Ota City with this model project for next-generation monozukuri facilities.

OTA Techno CORE			
Address	Higashi Kojiya, Ota-ku, Tokyo	Site Area	4,257.068m ²
Number of Floors / Total Floor Space	4F / 9,500.00m ²	Property Type	33 units



● Schools, hotels

We provided planning and consulting services for projects to build schools and hotels in response to local requests for facilities to enliven their neighborhoods.

Tokyo Seishin Culinary School			
Address	Kamata, Ota-ku, Tokyo	Site Area	1,089.42m ²
Number of Floors / Total Floor Space	8F / 4,472.00m ²	Property Type	School



Hotel ROUTE-INN Tokyo Kamata			
Address	Kamata, Ota-ku, Tokyo	Site Area	872.79m ²
Number of Floors / Total Floor Space	10F / 3,334.91m ²	Property Type	148 units



● Urban Redevelopment Projects

We acted as a consultant for landowners, held meetings with the redevelopment group and provided advice, etc. to landowners.

Ark Hills Sengokuyama Mori Tower			
Address	Roppongi, Minato-ku, Tokyo	Site Area	15,367.75m ²
Number of Floors / Total Floor Space	B4 • 47F / 143,426.23m ²	Property Type	retail, residence, office

Toranomom Azabudai Project			
Address	Toranomon, Azabudai and Roppongi, Minato-ku, Tokyo	Site Area	63,900m ²
Number of Floors / Total Floor Space	860,400m ²	Property Type	residence, office, retail, hotel, school, hall

Project in the Philippines

● Support for Project of Vocational Training School in the Philippines

APTAC has been supporting the project of "Philippines Arayat Training School (PATS)" in Santo Niño Tabuan, Arayat-city, Pampanga-province, Philippines, which is the vocational training school for students to work in Japan.

PATS provides young Filipinos with opportunities of one-year training of Japanese language and basic technical skill, etc. PATS also supports students in acquiring "Specified Skilled Worker No.1" visa and the working visa (Engineer/Specialist in Humanities/International Services) and provides them with opportunities to work for a member company of APTAC.

PATS is located on a vast site of about 5.2 ha, and currently the buildings and facilities such as 1st school building, practice building, basketball court and guest house have completed. And in collaboration with the administrative agency in the Philippines, local high schools and local communities, PATS opened (pre-open) in July 2022 and started its training.



The facade of the 1st School Building

Photo by Mr. Fumio Tamura

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Japan Property Solutions Co., Ltd.
Pro Five Consultants Corporation
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Minorasu Real Estate Co., Ltd.
Miraiz International Administrative Scrivener Office
Mevius Works Co., LTD.
Mori Building Co., Ltd.
UR Linkage Co., LTD.
Yuki Construction. Co., LTD.
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Ryoto Co., Ltd.
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