

In April 2005, Penta-Ocean established the Urban Development Divisions Group in the Architectural Headquarters. This reorganization aims at increasing opportunities to receive orders through positive efforts and arduous intellectual development in upstream areas of our business. We also focused on the development of Private Finance Initiative (PFI) businesses in redevelopment schemes in major metropolitan areas and other urban communities throughout Japan.

## Urban Redevelopment Project “Tornare Nihonbashi Hamacho”



Construction work on the Tornare Nihonbashi Hamacho office and condominium was recently completed in the West Zone area of Nihonbashi Hamacho 3-chome, in central Tokyo. This mammoth undertaking represents a Class I urban redevelopment project, for which more than 100 stakeholders were involved and a myriad of ordinances and regulations had to be adhered to in the completion of the project. The project originated with the forming of an association town-forming research meeting, held first in May 1991. The comprehensive scheme took more than 14 years to complete.

This project represented a new approach to urban reconstruction projects, and took into consideration a wide range of consideration that has resulted in the creation of a totally new downtown district where residential and business facilities are seamlessly integrated to form a productive, yet pleasant environment for everyone concerned. Due consideration was given in design to earthquake resistance and fire prevention, long-term use and amenities that meet the needs of children and of the elderly, and countless other aspects of urban renewal that have made the Nihonbashi Hamacho district a model for inner city renewal.



## Private Finance Initiative (PFI) Project “Tsukuda Group Home ”



Aioi-no-Sato, a group home for cognitively impaired elderly, was commissioned by the local government of Chuo Ward, in Tokyo under a new scheme, the Private Finance Initiative (PFI) and completed during the term under review.

The project adopted the Build-Transfer-Operate (BTO) system, in which a private sector consortium was selected from seven competitors in open bidding to plan, finance and construct the facility, then sell the facility back to the local government to be used as rental property. The PFI entrepreneur in this case was composed of six companies, including Penta-Ocean, and was represented by Japan Care Service Co., Ltd. The various phases of the project were divided among the members of the consortium and work was carried out without incident in record time. The technological prowess and managerial know-how the consortium brought to this large-scale project resulted in resounding success.

The Aioi-no-Sato facility is an 8-story, 1-basement SRC building with a total floor area of 7,364 m<sup>2</sup> and includes a 24-hour care unit that accommodates 80 residents, group homes and a helper station. An innovative feature of the building is its wall-surface greening utilizing rain water for assuring harmony with the natural environment.