



**Asia-Pacific  
Economic Cooperation**

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## **Sustainable Urban Development in Binh Duong, Viet Nam**

Submitted by: Tokyu Corporation



**Conference on Promoting Smart Cities  
Through Quality Infrastructure Investment  
in Rapidly Urbanizing APEC Region  
15 September 2021**

An aerial night photograph of a modern city, likely Binh Duong, Vietnam. The image shows a large, illuminated building complex in the center, surrounded by green spaces and a large body of water. The city lights are visible in the background, and the overall scene is bathed in a soft, blue and white glow from the artificial lighting.

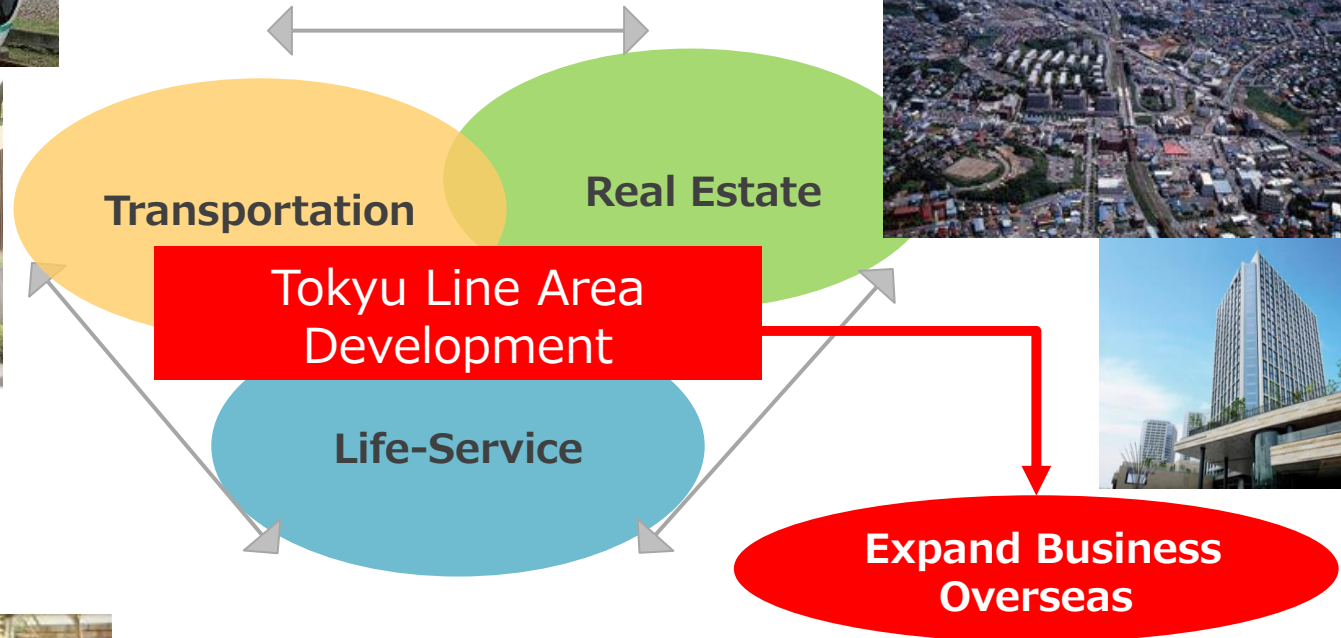
# **Sustainable Urban Development in Binh Duong, Viet Nam**

**Tokyu Corporation  
15 September 2021**

# Introduction of Tokyu Corporation



Development of  
Tokyu Tama  
Garden City



# Sustainable urban development in Binh Duong, Viet Nam

The urban development skills were exported to Viet Nam in 2012 with Tokyu's expertise acquired by the development of "Tokyu Tama Garden City".



Business Starting Year : 2012

Operating Company : Becamex Tokyu Co.,Ltd  
(Tokyu Corporation 65%, Becamex IDC\* 35%)

Overview of Binh Duong New City

- Total development area : Approx.1,000ha
- Peculiarity : Business, Government, Education, Living and Amusement integrated development
- Population goals:125,000 persons

\***BECAMEX IDC** was established in 1976 as a state-owned company, it has mainly developed industrial parks, residential areas and modern transportation infrastructure.

# Sustainable urban development "TOKYU GARDEN CITY"



KAZE SHUTTLE  
Modal Shift



SORA gardens II  
Smart home



MaaS  
Modal Shift



MIDORI PARK  
Improvement of nature environment

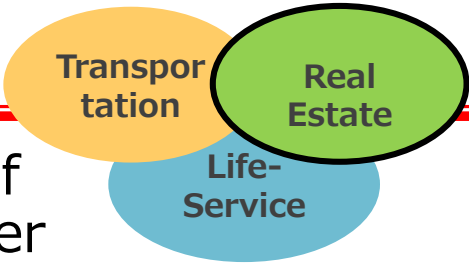


Hikari  
Reducing waste

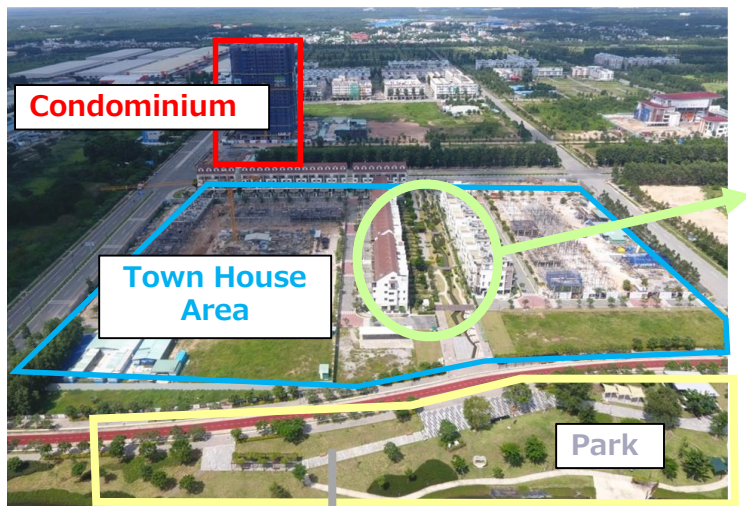


- 2012 Establishment of BECAMEX TOKYU CO., LTD.
- 2014 Start public bus service "KAZE SHUTTLE"
- 2015 Complete the first condominium "SORA gardens I "
- 2015 Open the commercial facility "hikari"
- 2017 Complete the Town House "MIDORI PARK HARUKA"
- 2019 Complete the condominium "MIDORI PARK The VIEW"
- 2021 Complete the condominium "SORA gardens II "

# Living in the Green - "MIDORI PARK"



With the concept "Living in the Green", an area full of greenery was developed by the improvement of water environment as well as the development of greenway and park.



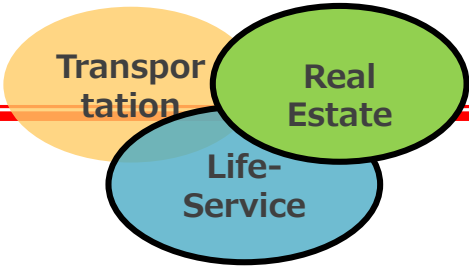
■ Improvement of stream  
(Before)



(After)



# Reducing waste – Commercial area “Hikari”



Various measures are planned to be carried out with the concept of “Sustainability”. This will take part in realizing Binh Duong New City to grow as eco-city.

**Expansion (GFA : 3,200m<sup>2</sup>)**  
**Completion: 2021 Winter**  
**•cafes, restaurants etc.**

**Phase 1**  
**Open: January, 2015**  
**•food court, cafes, restaurants**



# Smart home system "SORA gardens II"

Transportation

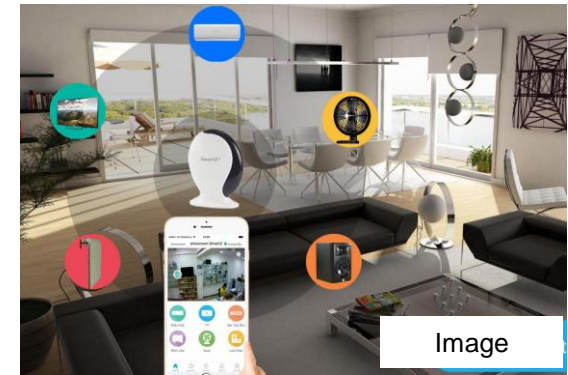
Real Estate

Life-Service

Binh Duong's first condominium with smart home system for all units. Residents can control door locks and appliances remotely by using a smart phone.



- Lot Area : 7,948 m<sup>2</sup>
- Usage : Condominium (Commercial included)
- Scale : 24stories (557 units)





# Modal shift “KAZE SHUTTLE”

Transportation

Real Estate

Life-Service

Transit oriented development is being promoted by using the expertise of Japan’s public transportation.

Motorbike society



Society with Public Transportation



## The main points of Bus Business

- ① Ensuring safety by providing Japanese style bus.
- ② Providing high accessibility and hospitality.  
(Made it available to use the same card as the security card of condo SORA gardens)
- ③ Making it possible to become environmentally friendly by bringing in CNG Bus.

# Transportation improvement "MaaS"

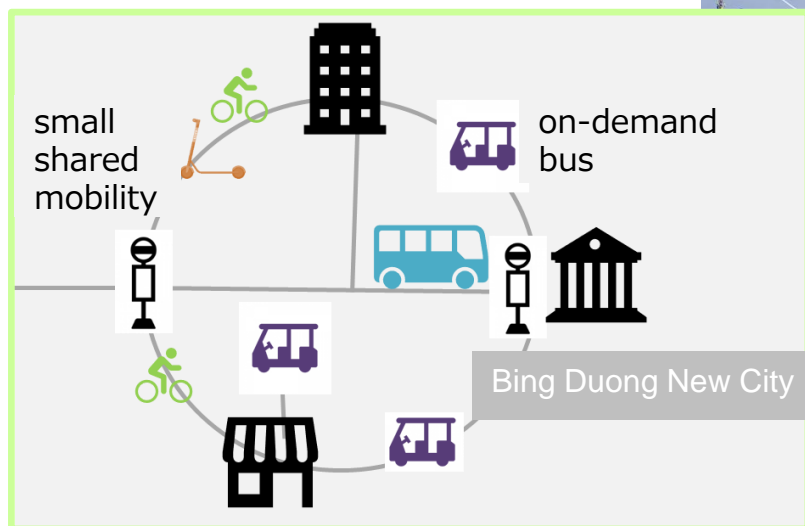
Transportation

Real Estate

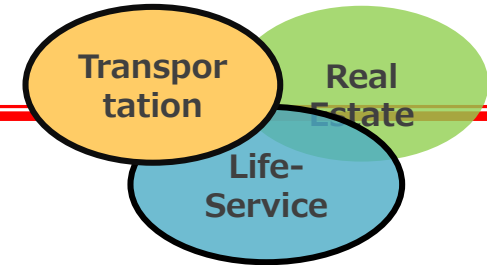
Life-Service

Our goal is to realize a city where

- ① various types of public transportations are available
- ② users can choose various transportation modes based on their needs



# (Reference) Our MaaS projects in Japan



## Tourism-oriented MaaS (Izuko) 2020 Nov – 2021 Mar [Phase3]



search, booking, payment  
- all in one app

Collaborating with companies in the area  
Ex) hotel, airport



### Secondary Traffic

### Tourist Attractions



bus



On-demand bus



rental car



rental bike



## MaaS for commuters (DENTO) 2021 Jan – 2021 Apr

more flexible and fulfilling workstyle for commuters

- 1) Offering the best mode of transportation and working spots based on customers needs
- 2) Promoting a commuter pass





**Thank you**