Sustainable Urban Development in Binh Duong, Viet Nam

Submitted by: Tokyu Corporation
Sustainable Urban Development in Binh Duong, Viet Nam

Tokyu Corporation
15 September 2021
Introduction of Tokyu Corporation

Transportation

Real Estate

Tokyu Line Area Development

Life-Service

Expand Business Overseas

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”

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”

※Future perspective view

KAZE SHUTTLE  Modal Shift
SORA gardens II  Smart home

MaaS  Modal Shift
MIDORI PARK  Improvement of nature environment

Hikari  Reducing waste
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)
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: 3,200m²)
Completion: 2021 Winter
• cafes, restaurants etc.

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

Edible Landscape
Aquaponics
Composting
Smart home system “SORA gardens II”

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 m²
- Usage : Condominium (Commercial included)
- Scale : 24stories (557 units)
Modal shift “KAZE SHUTTLE”

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

<table>
<thead>
<tr>
<th>Motorbike society</th>
<th>Society with Public Transportation</th>
</tr>
</thead>
</table>

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”

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
- bus
- On-demand bus
- rental car
- rental bike
- Tourist Attractions

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

- search, booking, payment - all in one app
- Collaborating with companies in the area
  Ex) hotel, airport

Bus
On-demand bus
Rental car
Rental bike
Tourist Attractions
Thank you