

Comprehensive Expertise for Creating the Basis for Comfortable Living



Photo: Yukio Shimizu

Japanese construction firms are regarded as different from their Western counterparts in that they also provide in-house design services. Furthermore, in addition to our design division, Kajima has a real estate development division, and taken together, this enables the company to handle everything from project startup, planning, and design to construction, operation, maintenance and renewal. With its comprehensive expertise in all of these areas, Kajima is working toward creating environments that provide the ultimate in comfort and ease.

Kaga Residence

In August 2008, Kajima completed construction of the Kaga Residence, an upscale 14-story residential complex with 246 units located in the Kaga district of Tokyo's Itabashi Ward. As the first post town on the Nakasendo road in the Edo Era, Kaga is a historical part of Tokyo named after the nobleman Kaga Maeda, who kept a residence there. Kajima selected the area because of its excellent residential character and close proximity to central Tokyo. The surroundings abound in natural beauty throughout the year, especially the Shakuji River, which is lined with ancient cherry trees that call to mind a time long gone by.

Interview Project planning

"We were shooting for the top"

Wataru Amemiya
Department Head,
Real Estate Development Division,
Project Development Department



In this project, we were aiming to create the best apartment complex, one that both we and the residents could be extremely proud of. The Kaga Residence was built using all of the technologies and know-how that Kajima has accumulated over the years, and worked hard to come up with innovations for advancing ahead.

The Kaga Residence is above all about beauty. Every division in the company contributed to the complex, and we truly consider it a work of art, as well as an expression of ideal apartments for families.

Interview Design

Focusing on residents and their surroundings

Tadashi Kushida
Department Chief,
Architectural Design Division,
Architectural Design Department



I spent an entire day photographing the project upon its completion, and was fascinated at how people strolling through the neighborhood would stop and gaze at it. Elderly couples would sit down on park benches and just look at the building while chatting. I really felt as if the apartments had come to life.

We sought to make the highest-quality apartment for residents, and one that would be an integral part of the surrounding environment.

I think that Kajima's advanced technologies and the cooperation between development and construction divisions resulted in a truly outstanding building.

High-Rise Living with Comfort and Safety

A completely open and flexibly partitioned interior space

The Kaga Residence was conceived as a family apartment complex in the near suburbs, where the residents would be surrounded by beauty and a sense of well-being. Kajima designed the building's structure and functions to provide convenience and ease, and on top of that, carried out planning and design with an eye to a long service life and intrinsic quality. The company drew upon all of its considerable resources to bring its vision to fruition.

One notable feature of the Kaga Residence is the absence of columns and beams inside the apartment units, allowing for greater freedom of choice in furniture arrangements. Most concrete buildings are supported by columns and beams, which inevitably impinge upon interior space. Kajima has resolved the problem with its wall-type seismic isolation structural design, by which the walls and floors themselves provide structural support. It has always been thought that this type of design could only be applied to a maximum of five stories. Kajima broke through this limitation, however, and built the 14-story Kaga Residence by applying its High Isolation Smart Wall Technology.

Interview Construction	
Pulling together in pursuit of quality Hideo Hatsuzawa Branch Manager (right) Masahide Nakajima Branch Submanager (left) Tokyo Architectural Construction Branch	
<p>Demolition of the previous structure started in May 2006, and we began working on the new building in October that same year. The whole project spanned about two and a half years. A construction site office only stands for a limited time, but when the project is finished and we've left, we leave behind a building that will be there for a long time to come. We wanted to make a beautiful building that people would love. Kajima was in charge of every phase of the project, so people from the Development Division, the Architectural Design Division, and the construction site all got together and shared opinions on how to achieve the best result. Through the joint efforts of every division at the company, Kajima created a project that truly realized a building with a vision for all eras.</p> <p>We also met once a month with local residents, and I think we were able to gain their support. The apartment owners have now moved in, and I feel like we succeed in making a simple, attractive structure that blends in very nicely with the surroundings.</p>	

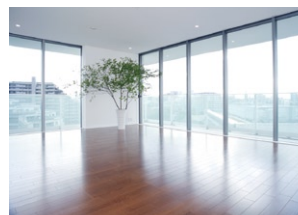
Wide-open spaces

Surrounded by two streets that branch out in a V shape, the building's Y-shaped design maintains an almost uniform distance between it and the streets, creating a spacious area for abundant greenery. The building affords the occupants very flexible use of interior space, which makes it easy to remodel an apartment as one's lifestyle changes over the years. Windows extending across entire walls make for an airy and pleasant atmosphere.

Eco-Friendly Construction

Kajima introduced new approaches in the construction of the project. By carefully considering construction techniques and materials selection, Kajima managed to reduce the number of workdays per floor from 12 to 9. For example, precast concrete was used instead of on-site casting. The use of precast concrete also resulted in a 35% reduction in plywood usage and other wooden pouring forms, thereby contributing to waste reduction. In addition, the use of unitized materials wherever possible improved productivity and ensured higher quality.

As a company with "a vision for all eras," Kajima converts a myriad of new ideas into building techniques to create functions that are useful for people. A building constructed by Kajima provides peace of mind and a sense of well-being not only for current residents, but for generations to come.



An apartment in the Kaga Residence
Photo: Kazuyoshi Nakamura & Direction



A basic apartment space before modeling
Photo: Kazuyoshi Nakamura & Direction

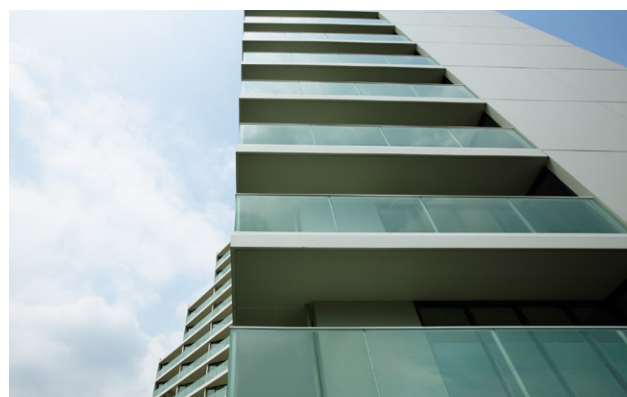


Photo: Kazuyoshi Nakamura & Direction