



JAPAN INTERNATIONAL
PROPERTY AWARDS

AWARDS METHODOLOGY AND JUDGES GUIDELINES

AWARDS METHODOLOGY

Japan International Property Awards is an exercise to rank International top property players based on their QUANTITATIVE and QUALITATIVE ATTRIBUTES - prioritizing the Japanese Retail and Institutional Investors Perspective. The organizers intend to conduct and publish these awards annually to provide valuable options catered to the Japanese Market.

On its first year, it will be based on the conviction that a Real Estate Developers quantitative attributes alone are not sufficient to earn it the Awards. A Property Developer will be judged not only on how profitable the company is or how many properties it builds and sells each year but also on its qualitative attributes.

All companies listed/exhibited on Property Access Japanese Events are automatically considered (unless explicitly expressed by the developer that they are unable to join) that for the awards while non-listed developers which are interested to be ranked need to submit entire. No Media Buys or calling for Advertisement for entries or properties nominated are imposed by the organizers.

Quantitative Attributes

Four (4) Quantitative Attributes, Namely shareholders' funds, profit before tax, revenue and cash/net gearing make up 30% of the overall score. (Net Gearing is defined as the total long and short-term loans minus cash divided by shareholders funds.)

All financial data considered for the 2018 awards will be based on the Developers previous financial years results. The quantitative data of developers will be derived from the documents submitted to and/or public documents available for research that will be conducted by the organisers. Non-listed companies are required to submit copies of their audited. Should signed audited financial statement is not available, data certified by the developer's external auditor will be used.

Qualitative Attributes

Qualitative attributes contribute a greater weightage of 70%. The Five (5) attributes evaluated are *product quality* (finishing and timeliness/project completion), *Innovation and creativity* (in the products and marketing), *value creation* for buyers (capital appreciation), *image* (includes credibility, reputation) and *expertise* (includes management and experience). Judges are allowed to include to note their own opinion that highlights a distinctive qualitative attributes.

On Capital Appreciation (Guideline):

- The Average Capital Appreciation derived from property developer's selling price and the actual transacted price or deemed market value of any subsequent sale.
- The Average Capital Appreciation per year over a period of not more than five (5) years, derived from the average capital appreciation
- Qualitative attributes based on (1) Occupancy Rate; (2) Master Planning; and (3) Sustainability of Value.



JAPAN INTERNATIONAL
PROPERTY AWARDS

Points

Excellent:	5.0
Very Good:	4.0 - 4.99
Good:	3.0 - 3.99
Fair:	2.0 - 2.99
Satisfactory:	1.0 - 1.99

JUDGING PROCESS

Judging is done in two (2) stages:

First Phase:

Pre-Screening: The Shortlist is decided by a first round of voting. Judges evaluate and score each entry. A voting system selects the highest marks given in each category. The entries (minimum 3, maximum 5) with the highest scores become the category finalists.

Second Phase:

Further voting establishes the ranking in each category, which is the basis for the juries' discussions and awarding of One (1) winner and its finalists. Once shortlisted, the title "Finalists" will be awarded.

Judges evaluate, discuss and may debate the merits of each shortlisted entry to determine the category winners. Judges score each category from 1 to 5. Scores will be tabulated. The Jury panel will determine the winners for each award categories.

If there are no suitable entries, Judges may decline to appoint a winner for any category.

The decision of the juries in all matters relating to the awarding prices will be final and binding.



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	
Country	
Developer's Name	
Project Name	
Judge's Name	

Developer's years of Experience	
Structure of Ownership	
Total Value of the Company in USD (Portfolio Value)	
Average Net Profit in USD (Previous - at least - 3 years)	
Global Presence	
Other Note from the Judge	

NOTE: THIS PAGE MUST BE A PART OF EACH ENTRY.

Asset Class Developed:

Township

Residential

High Rise

Horizontal

Others:

Low Rise

Retirement Homes

Commercial

Office

Theme Park

Others:

Retail

Parking Lots

Hospitality

Serviced Apartments

Resorts

Hotels

Others:

Industrial

Light

Heavy



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	<i>MOST ICONIC DEVELOPMENT</i>
Country	
Developer's Name	
Project Name	
Judges Name	

Guide to the Judges, on Aesthetics and Functionality, we are looking for the following:

- Capacity to inspire, engage and delight its (current/future) occupants, visitors and passer-by;
- Design Vision;
- Does the design fit its purpose?;
- Extent of innovation, invention and originality;
- Response to the issues of accessibility and other social factors; does the design allow for easy human traffic flow and access to the amenities and other parts of the building?;
- Selection of the materials and the way in which they are detailed.;
- Size/Space/Efficiency
- Suitability of structure and service system;
- Timetable - the project should not go over time without a good cause.
- ***Only Residential developments are eligible to participate***

Items	Description	Score	Judges Notes
<i>Sustainability of the Design</i>	This means the ability to translate and interpret lucidly and creatively the programme of spaces and necessities.		
<i>Spatial Integration</i>	The design should exemplify the ability to complement and be sensitive to its surroundings and also the way people interact with the space.		
<i>Functionality of the Design</i>	Function refers to the purpose for which the project is intended. Functionality of the design should be seen as playing a crucial part of and as contributing to the benefit of the locality and the city.		
<i>Innovation and Originality</i>	Architecture/design is a forward-looking field that embraces new technologies and countenances, keeping in step with social developments and needs, sometimes even creating a new expression that sets a new trend. Projects that take a fresh approach or work to improve existing practices are innovative projects.		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Environmental Consideration	This looks at the importance of the evident virtue of the proposals in relation to the rational use of available natural resources in the project. Attention will be made to those proposals that creatively formulate active and passive means to assure more efficient use of energy and minimise negative impacts on the ecological environment.		
Form	The project's form should have a clear stance on its relationship to its surroundings, its users, and the public at large. It is not enough to be beautiful, and the form need not be cutting-edge or trendy, but rather of high quality, and is appropriate and relevant for its audience and the message it is supporting. The project should demonstrate design excellence and quality, that it should fit its purpose and that it should be sustainable. There should also be harmony between the proposed interior designs and the building itself.		
Reality	The aim of this criterion is to determine physical and social parameters affecting the building and how the design has responded to these. For Example: The Technical and Economic feasibility Realisation		
Value Creation	Given the location, what is the capital appreciation of the project? What is the Annual Yield?		
Project/Property Management	Who does the re-sale or leasing of the project? Is there any in-house/outsource management?		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Township
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Sustainability of the Design, Planning and Management	Main considerations: (1) environmental Management; (2) Earthworks; (3) Public Transportation Access, etc.		
Innovation	Is the township a forward-looking field that embraces new technologies and countenances, keeping in step with social developments and needs, sometimes even creating a new expression that sets a new trend.		
Value Creation	How did this township improve the life of the community as whole as well as the local government? Location potential increase in value.		
Environment Consideration	Does the township introduce Initiatives that contribute to reduce impact to the environment; Any Energy efficiency & Renewable Energy introduced?		
Accessibility/ connectivity	Does it allow the residents to reach their destinations within the neighbourhood in the shortest time. Besides that, having strategic entrances or exits that link to main highways or roads facilitates ease of access into and out of the township.		
Safety and Security	How did the Developer value Safety and security of the township?		
Community Well-being	Area there any ample parks, sports fields, courts, swimming pools that facilitate sports and leisure activities?		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Liveability/ comfort	Does the township incorporate various components or social infrastructure including amenities such as school, hospital, church, commercial projects that could house business and offer convenient services to the growing population.		
Landscape	Landscape must blend with the with the total concept of the Township.		
Sustainability	Sustainability can be looked at in terms of its liveability and vibrancy or its environment-friendliness. Green practices and features of the overall development can reduce maintenance cost in the long run while minimising its carbon footprint. Meanwhile, the availability of commercial activities and amenities in the development could in turn create more business (or job) opportunities, thus creating a vibrant place to live, work and play.		
Affordability	A township shouldn't be only an exclusive development for a certain income group. A healthy community needs to be made up of various income groups to contribute to its vibrancy.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Affordable Home Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Facilities and Services	The component facilities and services include access to employment opportunities, public transport services, quality education (i.e., schools), shopping facilities, health services, childhood care services, leisure facilities, and open green public spaces.		
Safety and comfort	The component safety and comfort include safety of a community, incidence of crime, and presence of environmental problems. The decrease in affordability consequently affects households, such as polarization of cities and social cohesion, workforce market productivity, and economic performance, along with environmental concerns. Environment can be classified into four types, namely, physical, social-cultural, psychological, and physiological		
Quality Management	Quality management is related to conditions of the surrounding, such as population density, light, air, energy, waste, and other houses conditions associated with housing. Quality management is influenced by different variables such as engineering practices, social environment, and behavior of the residents.		
Innovation	Describe the project's introduction of innovation taking into consideration local development and social needs.		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Value Creation	Given the location, what is the capital appreciation of the project? What is the Annual Yield?		
Design	How did the developer maximise the use of space giving emphasis on the design?		
Accessibility	Access to social infrastructure, services, work, etc.		
Materials Use	Please assess the materials used by the developers considering functionality, durability and use.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			

Category: BEST AFFORDABLE HOME DEVELOPMENT

Page 2



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Retirement Housing Development
Country	
Developer's Name	
Project Name	
Judges Name	

Facilities and Services	Does it offer communal facilities, ranging from beautifully maintained gardens, tennis courts (sports courts), a spa, swimming pool, restaurant, allotments, a hospitals, other entertainment, laundry and hairdressers.		
Security	All retirement housing should be secure. Some are gated communities or have CCTV and/or equip each property with a telecom answering entry system.		
Value creation	Given the location, what is the capital appreciation of the project? What is the Annual Yield? Re-sale Value		
Size and Design	How did the developer maximise the use of space giving emphasis on the design?		
Access/ Transport	How accessible the development to social infrastructure and major thoroughfare?		
Material Use	Please assess the materials used by the developers considering functionality, durability and use.		
Innovation	Describe the project's introduction of innovation taking into consideration local development and social needs.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Mix-Integrated Development
Country	
Developer's Name	
Project Name	
Judges Name	

Requirement: Must have residential, offices and commercial components

Items	Description	Score	Judges Notes
Low Carbon Footprint for the Development	Please describe ecology friendly initiatives of the Development		
Design and Planning	Main considerations: Retail, entertainment, Office, residential, hotel, recreation, pedestrian connections, cultural activities, parks		
Value Creation	Does the development increasingly command a rental premium, have shorter vacant periods, slower depreciation and reduced obsolescence, and ultimately command higher capital values?		
Accessibility/ Transportation	How connected is the development to the main and minor thoroughfare?		
Innovation	Does the development introduce an innovation that will benefit the living status of the occupants?		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Resort Home Development
Country	
Developer's Name	
Project Name	
Judges Name	

These are projects that offer Resort Style Living (i.e. permanent Holiday feeling. For Example: Relaxing by the pool or in the Spa etc. These properties offers some kind of water-based indulgence with views thrown in.

Items	Description	Score	Judges Notes
Design and Planning	Highlights space utilisation that makes the development stylish with practical resort living and maximising the use of the space		
Landscaping	Does the project bring new creative and exquisite landscaping that adheres to the resort living?		
Architectural Style	Includes theme of the development that adapts in the positioning of the project		
Innovation	includes features that elevate the niche and unique selling point of the development		
Facilities	Facilities services offered that the development offers to make the occupants feel that they are in permanent Holiday		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield? Re-sale Value. Unique Selling Points		
Accessibility/ Transportation	Accessibility to services, infrastructure, retail, entertainment, etc.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Hotel Suite Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Design and Planning	Highlights space utilisation that makes the development stylish space that offer hotel suite (i.e. staycation) living.		
Size and Space	What makes the layout of the unit unique and stand out from the rest? Is the space Maximised?		
Theme	What is the Unique selling point of the development?		
Facilities, Amenities	Amenties, facilities and other services of the development must be present to enhance the living condition of the occupants		
Innovation	Does the development introduce an innovation that will benefit the living status of the occupants? New Technology introduced?		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield? Re-sale Value. Unique Selling Points		
Accessibility/ Transportation	Accessibility to services, infrastructure, retail, entertainment, etc.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Luxury Condominium Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Address/ Location	Luxury Condominium must be located in the most prime locations.		
Space	A luxury apartment should have enough space to include a space for entertainment, services, furniture, fittings, etc.		
Exclusivity	Although in prime locations, a exclusivity defines as one away from bustling noise of motor and human traffic.		
Concepts and Finishings	Elaborated, top of the line and specific furnishing and design concepts must be provided within the development		
Architecture	How did the architectural style added to the luxuriousness of the project?		
Uniqueness	Items that the development stand out from the rest. Unique selling point.		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield? Re-sale Value.		
Facilities	Facilities and services that made the project luxurious		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best High-Rise Residential Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Structural Integrity	The building should be supported well by central columns or core walls to provide structural stability. Also it is important for high-rise building to have a solid base foundation structure.		
Iconic Skyline	The high-rise building should enhance or complement the surrounding skyline/ landscape.		
Functionality of Space	The floor space and layout should complement or be tailored to the use of the high-rise building.		
Efficient Use of Space	The layout of the floor plates/ systems should be efficient to maximize space and flexibility of use.		
Fire and Safety Features	High-rise buildings should have efficient safety features and systems to ensure the safety of the occupants in the event of a fire.		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield?		
Project/ Property Management	Who does the re-sale or leasing of the project? Is there any in-house/ outsourcing management?		
Quality of Finish	The building should have minimal defects and imperfections. Also, it is important to use quality materials in its construction.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Family Friend Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Family Friendly Facilities/ Amenities	The development should offer family friendly facilities that help to bring the family closer. Also materials used should also be family friendly and safe for children.		
Multi-Generational Living	The development should offer features to support multi-generational living and provide a conducive living environment for all generations.		
Strategic Location	The development should be located near schools, hospitals, parks and other amenities that support families. Also, development should be located away from major highways to minimize noise pollution.		
Functionality of Space	The floor space and layout should complement or be tailored to support a family.		
Efficient Use of Space	The layout of the floor plan should be efficient to maximize space and offer flexibility of use.		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield?		
Quality of Finish	The development should have minimal defects and imperfections. Also, it is important to use quality materials in its construction.		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Environmental Consideration	The development should utilize green and environmentally friendly materials in its construction. Also, the development should use energy efficiently and minimize any pollution to the environment.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	<i>Best Green Feature Development</i>
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Environmental Consideration	The development should utilize environmentally friendly and sustainable materials in its construction. Also, the development should encourage recycling.		
Integration of Greenery	The development should incorporate elements of greenery and trees/plants throughout.		
Energy Efficiency	The development should be efficient in the use of electricity and reduce any wastage of energy.		
Water Efficiency	The development should be efficient in its water management system to reduce wastage and also minimize water pollution.		
Green Transport	The development should provide easy access to public transport to promote environmentally friendly transport options to reduce pollution from cars.		
Integration of Natural Light/Sunlight	The development should be designed to optimize the use of effective daylighting to reduce the energy use for artificial lighting.		
Incorporation of Renewable Energy	The development should incorporate renewable energy sources such as solar energy to encourage sustainability.		
Spatial Integration	The design of the development should encourage the occupants and the public to interact with the greenery as a natural part of their daily lives.		
View & Scenery	The development should offer pleasant and appealing scenery of greenery for the occupants and the public, enhancing the surrounding landscape.		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Functionality of Space	The floor space and layout should complement or be tailored to support the use.		
Efficient Use of Space	The layout of the floor plan should be efficient to maximize space and offer flexibility of use.		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield?		
Project/ Property Management	Who does the re-sale or leasing of the project? Is there any in-house/ outsourcing management?		
Quality of Finish	The development should have minimal defects and imperfections. Also, it is important to use quality materials in its construction.		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			



JAPAN INTERNATIONAL
PROPERTY AWARDS

Date	
Category	Best Waterfront Development
Country	
Developer's Name	
Project Name	
Judges Name	

Items	Description	Score	Judges Notes
Access to Waterfront	The development should activate and draw people to the waterfront and provide strong visual and physical connections to surrounding neighborhoods. It should reunite the city with the waterfront.		
Design & Local Identity	The development should enhance the local identity and also complement the waterfront element. The design of the development should be unique yet complementary to the surrounding structures.		
Spatial Integration	The design should encourage the occupants and the public to interact with the space as a natural part of their daily lives and keep the waterfront from being exclusionary.		
View & Scenery	The development should offer a panoramic and unobstructed view of the waterfront and the surrounding landscape.		
Functionality of Space	The floor space and layout should complement or be tailored to support the use.		
Efficient Use of Space	The layout of the floor plan should be efficient to maximize space and offer flexibility of use.		
Value Creation	What is the capital appreciation of the project? What is the Annual Yield?		
Project/Property Management	Who does the re-sale or leasing of the project? Is there any in-house/outsourcing management?		
Quality of Finish	The development should have minimal defects and imperfections. Also, it is important to use quality materials in its construction.		



JAPAN INTERNATIONAL
PROPERTY AWARDS

Items	Description	Score	Judges Notes
Environmental Consideration	The development should utilize green and environmentally friendly materials in its construction. Also, the development should use energy efficiently and minimize any pollution to the environment (local aquatic ecosystem).		
TOTAL SCORE			
NAME OF THE JUDGE			
SIGNATURE			
DATE OF EVALUATION			
OTHER COMMENTS FROM THE JUDGES			

