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**Student Dormitory Development Project by Mitsui Fudosan Residential and  
Kyoritsu Maintenance**

**Opening of Waseda International Dormitory (WID), an  
International Student Dormitory Exclusively for Waseda  
University**

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Tokyo, Japan, April 27, 2018 - Mitsui Fudosan Residential Co., Ltd., a leading global real estate company headquartered in Tokyo, and Kyoritsu Maintenance Co., Ltd. announced today that they opened the Waseda International Dormitory (WID) in April 2018 in Toshima-ku, Tokyo. WID Waseda is an international student dormitory for exclusive use by Waseda University.

Looking more closely at the property, the dormitory buildings were constructed on land owned by Mitsui Fudosan Residential while property management and operation is to be provided by Kyoritsu Maintenance. The dormitory will have a total of 500 rooms, making it one of the largest dormitories in Tokyo.

The dormitory is situated in central Tokyo, a rare location for a student dormitory. It is just a three-minute walk from Omokagebashi Station on the Tokyo Sakura Tram (Toden Arakawa Line) and a nine-minute walk from Zoshigaya Station on the Tokyo Metro Fukutoshin Line. Waseda University (Waseda Campus) is only five minutes on foot from the dormitory, making it a highly convenient student residence for campus life.



Exterior



Lounge

**Features of WID Waseda**

- 1 . An international student dormitory planned and developed jointly by Mitsui Fudosan Residential and Kyoritsu Maintenance
- 2 . Waseda University (Waseda Campus) is five minutes on foot. Located close to central Tokyo and the campus
- 3 . Waseda University and Kyoritsu Maintenance will collaborate to provide property management and operation
- 4 . Well-equipped common areas to promote communication among students
- 5 . Sound security plan

## **1 . An international student dormitory planned and developed jointly by Mitsui Fudosan Residential and Kyoritsu Maintenance**

Mitsui Fudosan Residential has leveraged its expertise cultivated in housing development in involvement with over 1,000 rooms in student dormitories, mainly in the Tokyo metropolitan area. The Mitsui Fudosan Group has been involved in university campus maintenance and land utilization proposals and is looking to fully engage in the student dormitory business going forward.

Since its founding in 1979, Kyoritsu Maintenance has collaborated with many universities, technical colleges and preparatory schools to manage and operate approx. 500 student and company dormitories comprising 39,000 rooms throughout Japan (as of April 2018). Kyoritsu Maintenance has collaborated with Waseda University since fiscal 2004 and operates many Waseda University student dormitories, including the WID series exclusively for international students.

Mitsui Fudosan Residential planned and developed WID Waseda by leveraging its housing development expertise in combination with Kyoritsu Maintenance's awareness of students' needs for safe and secure homes to respond to the university's requirements for an international student dormitory. Looking ahead, Mitsui Fudosan Residential and Kyoritsu Maintenance will become fully involved in student dormitory development by addressing student requirements to live close to campus and dwell in a place that is safe and secure while enhancing communication capabilities and universities' needs to meet diversifying student acceptance needs, including overseas students.

## **2 . Waseda Campus is five minutes on foot. Located close to central Tokyo and the campus**

The student dormitory is located in Takada 1-Chome in Toshima-ku, five minutes on foot from Waseda University's Waseda Campus North Gate. It is also conveniently located in terms of access on foot or by bicycle to the Toyama Campus and Nishiwaseda Campus.

Moreover, the property is located along the Kanda River, which is one of Tokyo's prime cherry blossom viewing sites. Many blossom viewers visited the area in March this year during the cherry blossom viewing season.



Cherry blossoms and WID Waseda  
(photo taken in March 2018)

## **3 . Waseda University and Kyoritsu Maintenance will collaborate to provide property management and operation**

This dormitory was developed as the Waseda University dormitory exclusively for international students (WID) and it was built while incorporating the expertise of Kyoritsu Maintenance, which has operated many of Waseda University's student dormitories, in design and operational details.

### **< Management and Operation Key Points >**

- 1) Well-equipped common areas enabling concentration on research and study**
- 2) Introduction of resident assistant (RA)\* system**
- 3) Leverage operational expertise accumulated until now in management and operation to support Waseda University students**

\* What is the RA system?

The resident assistant (RA) is a student leader who lives in the dormitory and provides dormitory students with support in their daily lives while living away from their parents (including overseas students) so that they may live there in security and comfort. The RA can consult and advise students, enlighten them on dormitory rules and engage in various activities including planning and operation of events for residents. The RA system is being introduced in more student dormitories that Kyoritsu Maintenance operates, including Waseda University dormitories.

#### 4 . Well-equipped common areas to promote communication among students

Shared areas include a cafeteria, shower booths, a large bath and lounges on each floor. Being located close to the campus enables concentrating on research and study, while the well-equipped common areas make it possible to ease fatigue.

In the 10 lounges set up, 2 on each floor, a different Japanese cultural theme has been used meticulously on walls, floors and furnishing to promote interaction and connection between Japanese and overseas students, the latter making up approx. 30% of all dormitory residents. The common areas have been set up to draw students into them and aim to create an environment where communication occurs naturally, and guides are also designed to work toward this goal.



SADOU (the way of tea), Lounge A, 5F

#### 5 . Sound security plan

Kyoritsu Maintenance uses an IC key that enables confirming whether residents are inside or outside the dormitory and the facilities being used, in addition to a system introduced to allow for confirmation of safety in the event of contact not being made within a certain period of time. This also contributes to rapid response in the event of emergency or disaster. In addition, as residential areas and elevators use the same IC key and a security door has been set up, the male and female residential areas are completely segregated. Guides from common areas have been set up to lead women directly to women-only floors, showing consideration for livability.



IC key

(Continued on following page)

## ■Overview of WID Waseda

Location	17-26 Takada 1-Chome, Toshima-ku, Tokyo
Access	3 minutes on foot from Omokagebashi Station on the Tokyo Sakura Tram (Toden Arakawa Line) 9 minutes on foot from Zoshigaya Station on the Tokyo Metro Fukutoshin Line
Site area	37,844.83 ft <sup>2</sup> (3,515.90 m <sup>2</sup> )
Total floor area	97,584.32 ft <sup>2</sup> (9,065.88 m <sup>2</sup> )
Structure and scale	Reinforced concrete construction, 5 floors above ground
Total number of rooms	500 (male 226, female 274 as of April 2018)
Opening of facility	April 1, 2018
Residential room type	Single room
Security	24-hour security
Residential area facilities	Air conditioning, storage space, balcony, light fixtures, 2-door refrigerator and freezer, bed, desk, chair, chest of drawers
Common area facilities	Auto-locking doors, elevator, bicycle parking, laundry room, broadcast and communications satellite coverage, security cameras, cafeteria, kitchen, washroom, shower booths, powder rooms
Management format	Permanent caretaker (live-in housemaster couple)

## ■Overview of Kyoritsu Maintenance

Company name: Kyoritsu Maintenance Co., Ltd.

Headquarters: 2-18-8 Sotokanda, Chiyoda-ku, Tokyo 101-8621

Tel: 03-5295-7777 (Operator)

Established: September 1979

Capital: ¥ 7,703,340,000 (As of March 31, 2017)

Number of consolidated employees: 4,576 (As of March 31, 2017)

Description of business: Dormitory business (management and operation of student dormitories, corporate dormitories, Dormir facilities (studio-type condominiums), outsourced dormitories)

Hotel business (Dormy Inns, resort hotels)

Senior life business (management of senior citizen housing)

PKP business (outsourcing business targeting local government bodies)

\* Waseda International Dormitories (WID) is the name given to dormitories run through collaboration between Waseda University and Kyoritsu Maintenance as international student dormitories exclusively for Waseda University.