

Appendix to the Application Guidelines for Invitation of  
Private-Sector Proposals on Second Development Zone in Umekita Area

October, 2013

Executive Committee for the Invitation of Proposals from the Private-Sector for  
the Second-Development Zone in the Umekita Area

### Written Questions on Application Guidelines

As we have questions on the “Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area”, the application guidelines for which have been published on October 11, 2013 as follows, we submit written questions.

#### Submitting person

Name of Company	
Section/Title	
Name of person in charge	
Address	
Telephone No.	
E-mail	

[Matters of attention when entering]

- \*1 When you ask questions with the same content to different sections, please enter such questions as separate questions.
- \*2 If the lines are insufficient for the number of questions, please add lines as appropriate.
- \*3 Please do not change the form of this table except in cases of addition of lines and change in the height of lines.
- \*4 Please write in the column of “Name of Material” “Bo (募)” for application guidelines and “Betsu (別)” for attached materials.

No.	Name of Material	Page	Mark 1	Mark 2	Mark 3	Mark 4	Content of Questions
Example	Bo	10	No.1	6	(1)	(i)	* Please write as described in the left if you have a question on the content of “Application Guidelines No. 1 6 (1)(i)”
Example	Betsu		C-2	(1)	1		* Please write as described in the left if you have a question on the content of “Appendix Form C-2 (1) 1”.
1							
2							
3							
4							
5							

**Expression of Willingness to Participate**

**Director General of City Planning Bureau, City of Osaka**

[Name of Group]

○○○○

(Please write if the applicant is a group of entities)

[Representative corporate entity]

Trade name or

Name

Address

Full name of  
representative  
person

signature

[Contact of person in charge]

Section

Full name

Telephone No.

E-mail

We express our willingness to participate in the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area", the application guidelines for which have been published on October 11, 2013.

Column for use by secretariat	Date of Acceptance	
	Acceptance No.	

Acceptance  
Stamp by  
Secretariat

**List of Necessary Documents for  
Application for Confirmation of Participation Eligibility**

Type of documents to be submitted		Form	Number of copy	Confirmation column by applicant	Confirmation column by secretariat
Designated form	Expression of Willingness to Participate	A - 1	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	List of Necessary Documents for Application for Confirmation of Participation Eligibility (this form)	A - 2	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	List of Representative Corporate Entity and Member Entities of Applicant * if applicants are a group of corporate entities	A - 3	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Power of Attorney (Representative Corporate Entity) * if applicants are a group of corporate entities	A - 4	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Power of Attorney (Agent) * if delegated to an agent	A - 5	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Written Application for Confirmation of Participation Eligibility	A - 6	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Results in Urban Development Projects	A - 7	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Non-designated form	Outline of corporate entities (for the representative corporate entity and all member corporate entities)	-	1 copy	<input type="checkbox"/>	<input type="checkbox"/>
	Reference materials for achievements in urban development projects (pamphlets, copy of books, etc. enabling confirmation of involvement in projects)	-	1 copy	<input type="checkbox"/>	<input type="checkbox"/>

\* Please confirm the kind and number of copy of necessary documents and check  in the Confirmation column by applicant (enter ✓ or fill ).

**List of Representative Corporate Entity and Member Entities of Applicant**

Name of Group: ○○○○

Proposal acceptance No.		No need to enter as this is for secretariat
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Description for representative corporate entity	Name of industry sector	○○○○
Division of roles in proposal	○○○○○○○○	
Trade name or Name	○○○○	signature
Address	○○○○	
Name of representative person	○○○○	
Contact Full name	○○○○	
Section	○○○○	
Address	○○○○	
TEL/FAX	○○○○/○○○○	
E-mail	○○○○	

Description for member entities of a group	Name of industry sector	○○○○
Division of roles in proposal	○○○○○○○○	
Trade name or Name	○○○○	signature
Address	○○○○	
Name of representative person	○○○○	
Contact Full name	○○○○	
Section	○○○○	
Address	○○○○	
TEL/FAX	○○○○/○○○○	
E-mail	○○○○	

\* 1 If columns for the list of member entities of a group are insufficient, please add as appropriate.

\* 2 Notices are given to the representative corporate entity in principle, however, may be given to member entities of a group directly.

**Power of Attorney (Representative Corporate Entity)**

**Director General of City Planning Bureau, City of Osaka**

Delegating person (Member entities of a group)	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	
- Same as above -	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	
- Same as above -	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	
- Same as above -	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	
- Same as above -	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	

We designate the following corporate entity as the representative corporate entity of our group and delegate the following powers concerning the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area".

Accepting person (Representative corporate entity)	Trade name or Name	○○○○	signature
	Address	○○○○	
	Name of representative person	○○○○	
Delegated matters	1	Matter concerning expression of willingness for participation	
	2	Matter concerning application for confirmation of participation eligibility	
	3	Matter concerning public recruitment	
	4	Matter concerning withdrawal	

**Power of Attorney (Agent)**

**Director General of City Planning Bureau, City of Osaka**

Delegating person

(Representative person of representative corporate entity)

Address

Trade name or Name

Name of

representative person

signature

I designate the following person as the agent and delegate matters concerning the application for the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area."

Accepting person

Address

Trade name or  
Name

Name of title

Full name

Seal used by accepting person

signature
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### Written Application for Confirmation of Participation Eligibility

Director General of City Planning Bureau, City of Osaka

[Name of Group]

○○○○

(Please write if the applicant is a group of entities)

[Representative corporate entity]

Trade name or

Name

Address

Full name of

representative

person

signature

We hereby apply by attaching necessary documents for the confirmation of participation eligibility concerning the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area", the application guidelines for which have been published on October 11, 2013.

We pledge ourselves that we satisfy the requirements for participation eligibility as noted below specified in the application guidelines and that matters described in submitted documents and attached materials are consistent with facts.

#### Note

Requirements
Entities that have achieved satisfactory results in domestic and overseas projects completed during the past decade (on and after January 1, 2004) - such as large-scale urban development projects - as business operator, designer and consultant.

\* The term "large-scale" refers to projects targeting an area of over approximately 1 ha. However, qualified entities under the Private Sector-led Urban Renaissance Project shall be allowed to apply for Secondary Recruitment, even if their project is less than 1 ha.

End



**Results for Urban Development Projects**  
 (For projects completed on and after January 1, 2004)

Name of applicant or Name of group: ○○○○

Result of Project		
Name of corporate entity		
Details of Project	Name of project	
	Role in the project	
	Manner of involvement	Independent / joint venture (ratio of contribution      %)
	Period of project (involvement)	
	Area of site	
	Area of construction	
	Total area	
	Maximum height of building	
	Content of project	(Please enter if necessary)
	In case of qualified entity under the Private Sector-led Urban Renaissance Project	Name
Name of qualified entity		
Area of lot		

- \*1 If the applicant is a group of entities, please write in respect of the representative corporate entity.
- \*2 It is sufficient to write a representative one case for the result.
- \*3 If the applicant is a designer or consultant, please write in detail about the result of project and period of involvement.
- \*4 Please attach materials (pamphlets, copy of books, etc.) enabling confirmation of involvement in projects.

### Notification of Withdrawal

**Director General of City Planning Bureau, City of Osaka**

[Applicant or Representative corporate entity of a group]

Trade name or

Name

Address

Name of

representative

person

signature

We withdraw our participation in the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area", the application guidelines for which were published on October 11, 2013.

If the applicant is a group of entities

Name of group	
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Member entities of group	Trade name or Name	Name of representative person	Address

### Submission of Proposals

Director General of City Planning Bureau, City of Osaka

[Name of Group]

○○○○

(Please write if the applicant is a group of entities)

[Representative corporate entity]

Trade name or

Name

Address

Full name of  
representative  
person

signature

[Contact of person in charge]

Section

Full name

Telephone No.

E-mail

We hereby submit our proposals and so on for the "Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area", the application guidelines for which were published on October 11, 2013.

Remarks

1. Please write the Proposal Acceptance No., which is stated in the written notice of participation eligibility examination results sent by the secretariat (the City of Osaka), in the lower right corner of all the submitted documents.
2. Please submit Form B-2 (List of Necessary Documents for Proposals) for the purpose of checking at the time of acceptance of proposal.
3. When submitting, please put documents except Proposal (3) in a A4 flat file (by folding A3 documents) and write "Written Proposals for Invitation of Proposals from Private Sector concerning Development of Second Zone in Umekita Area (Proposal Acceptance No. ○○)" , and submit one original and seven (7) copies.
4. In regards to Proposal (3), submit 2 copies, and submit 1 of them as a display panel. The panel can have any kind of backing, but its thickness must be less than or equal to 20 mm.
5. When submitting the written proposal, please attach one set of CD-ROMs which record the content of written proposals (1) and (2) and are of a format capable of reading in by Microsoft Windows. Please prepare data for written proposals so that they can be read by Word 2007 of Microsoft Windows 7.

Acceptance Stamp  
by Secretariat

Proposal Acceptance No.	-1
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### List of Necessary Documents for Proposals

Type of documents to be submitted	Form	Confirmation column by proposer	Confirmation column by secretariat
Submission of Proposals	B - 1 (Designated form)		
List of Necessary Documents for Proposals (this form)	B - 2 (Designated form)		
Written proposal (1)	C - 1 (Non-designated form)		
Written proposal (2) (income /expenditure planning table)	C - 2 (Designated form)		
Written proposal (3) (drawings for explanation purpose)	D (Non-designated form)		

\* Please enter only in "Confirmation column by proposer". After confirming that documents are attached by entities, please put "O" in respective forms in the "Confirmation column by proposer".

Proposal Acceptance No.	-2
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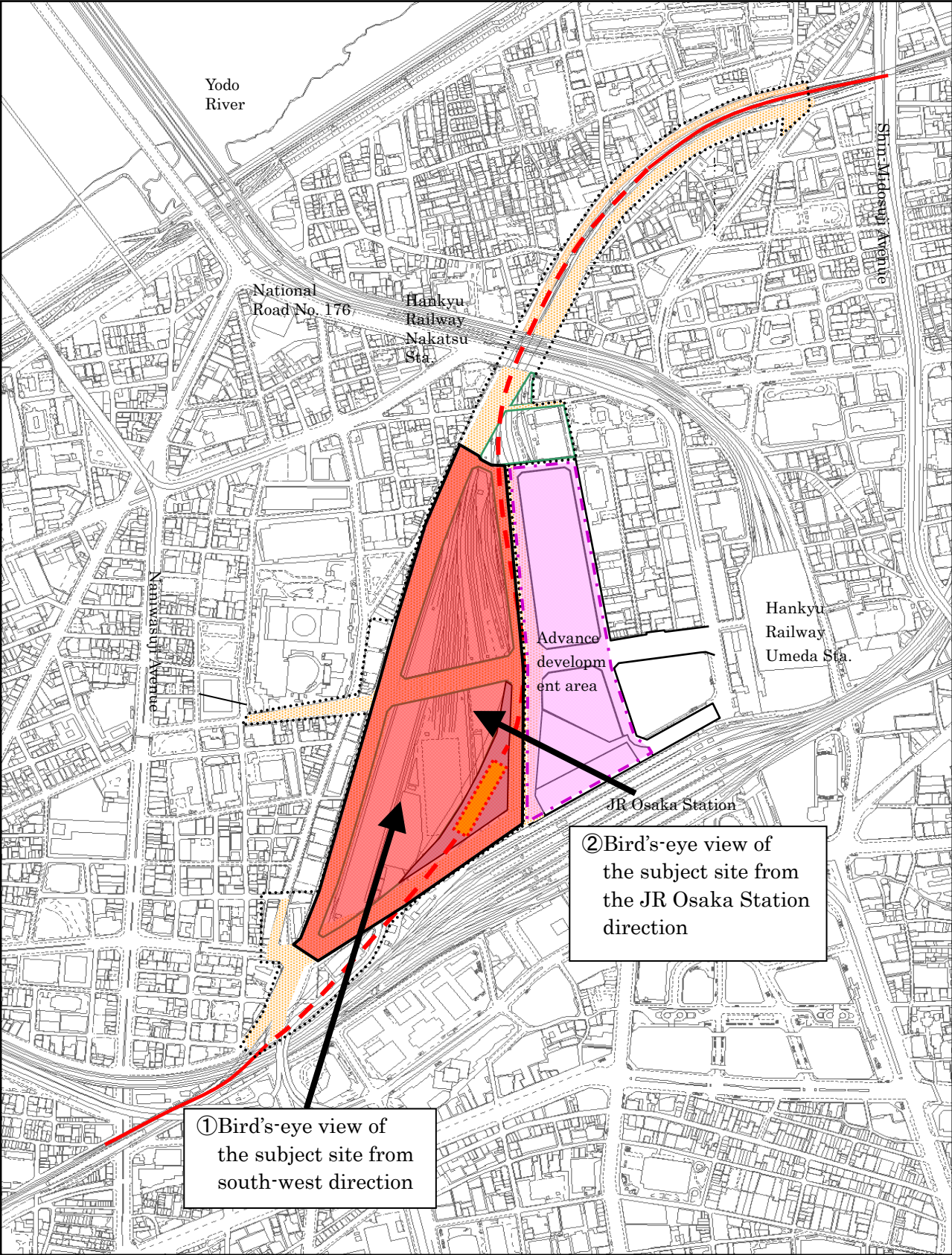
**\*Matters to be noted for preparing Form C-1:**

- Please write the content of proposals in an orderly manner for (1) to (7) stated in "No. 16 Content of Recruited Proposals" stated in the Application Guidelines and items with encircled number. You may add items with encircled number as needed.
- Paper size must be A3 in horizontal format, and papers must be equal to or less than five (5) sheets. Volume of each item is not questioned.
- Peripheral blank space must be more than 20mm. Description of "Name of Form", etc. may be made in the blank space, however, please make efforts to make the design as consistent as possible to make it easier to examine.
- As is similar to other designated forms, please write the name of form "(Form C-1)" in the upper right corner and "Proposal Acceptance No. + serial page No." in the lower right corner.
- Font and size of characters are not designated, however, they must be characters enabling the examination.
- The proposer may incorporate drawings, image photographs, etc. described in "Written proposal (3) (drawings for explanation purpose)" to supplement the content of proposals.

**\*Matters to be noted for preparing Form D:**

- Please write the followings:
  - Master plot plan (scale:1/2000)  
Please write data on land utilization concerning the content of Form C-1 (area, composition rate, etc.).
  - Rendering  
Please provide the rendering prepared from direction and view point designated in the next page without fail. In addition, please describe characteristic scenery suitably at your discretion.
  - Others  
You may describe elevation views, cross-sectional views, and photographs of model if necessary.
- Paper size must be A1; their number must be three (3) at the maximum.
- Please write the "Proposal Acceptance No." at the lower right corner.

Designated direction and view point for the rendering



## Written proposal (2) (income /expenditure planning table)

\* Items may be added or omitted using the followings as reference.

## (1) Items concerning project cost (initial)

Items	Amount	Breakdown/grounds, etc.
1 Total project cost <span style="float:right">Total</span>	M yen	
Total land acquisition amount <sup>*1</sup> (including taxes/public dues)	M yen	Land acquisition unit cost (yen/m <sup>2</sup> ) Total land acquisition area (m <sup>2</sup> )
Construction cost (including design, research, management costs, etc.)	M yen	
Office work cost, etc.	M yen	
Amount to be borne for maintenance of public facilities (plaza, park, etc.)	M yen	
Others (interest on borrowings, etc.)	M yen	
2 Financing <span style="float:right">Total</span>	M yen	
Own fund	M yen	
Borrowings	M yen	
Others	M yen	

\*1 Please estimate the total cost for land acquisition amount corresponding to the proposing project schedule.

## (2) Items concerning income/expenditure and management/operation after completion

Items	Amount	Breakdown/grounds, etc.
1 Income <span style="float:right">Total</span>	M yen/year	
* Please write specific usage and its breakdown in the following.	M yen/year	Estimated rent (yen/m <sup>2</sup> /month), etc.
	M yen/year	
	M yen/year	
2 Expenditure (cost for management, operation, maintenance and service) <span style="float:right">Total</span>	M yen/year	
Please write specific usage and its breakdown in the following. <sup>*2</sup>	M yen/year	
(Ex) Maintenance and service for buildings	M yen/year	
Cost for maintenance of urban functions, etc.	M yen/year	
Maintenance and service for public space (management, etc. of "green space")	M yen/year	Inside and outside of the site, etc.
	M yen/year	
3 Expected rate of return, etc.	%	

\*2 Items shown here are just examples; please write specifically according to the content of proposals.

Proposal Acceptance No.	-○ (please write in through pages)
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