

What are Product Councils

A Product Council is a critical mass of ULI members who share an interest and involvement in a topic that is, or will be, highly relevant to the ULI mission. Participants are committed to:

- Meet routinely
- Share information/best practices
- Participate and collaborate in collegial and active manner

The structure of Product Councils is designed to engage members based on their expertise and passion within the land use industry. The goal is to create a topically focused, multidisciplinary group of senior level professionals involved in a specific facet of real estate who commit to meet on a regular basis, develop trusted connections, and share best practices.

ULI Japan is excited to offer product councils at a local level with the launch of the Hospitality Development Council, which provides a forum for hotel industry professionals to share their experiences both positive and negative, and learn from the fellow council members. The format is one half day meeting during the Spring and Fall Conference where we will learn from case studies from other Product Council members, hear presentations from industry professionals, as well as discuss our recent challenges in hotel operations and exchange views about the capital markets. (Dialogue will be in Japanese and English, but currently we are not planning to provide translators.)

In addition, there will be opportunities for Japan members to attend Hospitality Product Council meetings held by their counterparts in Asia, Europe and the US.

Member Expectations

Confidentiality: The foundation for open and honest sharing of detailed information and experience;

Active participation: Members are expected to be active participants rather than passive listeners;

Open, honest, specific information and experience: Participate openly and honestly with specific, detailed information and experience from your current real estate practice;

No self-promotion: Presentations and discussions aimed at delivering real take home value;

Recruit the best and the brightest:

Invite innovative leaders both ULI and non-ULI members as guests. Identify ways to continually add value to the conversation and make an impact in the community

Application Process

- Applications to join the product council are to be submitted to the ULI Japan office. Applicants will be notified within 10 business days.
- Applications will be reviewed by the Product Council leadership and every effort will be made to achieve industry and gender diversity.
- The product council meetings will be held in conjunction with the annual ULI Japan Conferences in Spring and Fall (separate registration is required to attend the conferences).



Requirements

- All ULI Full Members from Japan are eligible.
- Each council is limited to 20 members.
- Council members must have more than 10 years of experience in real estate and/or land use. Exception may be made for qualified members with less years of experience, who are managing-director level or above..
- Upon acceptance, Council members must attend both of the annual meetings held in spring and fall (TBD) to retain their seat, or obtain an excused absence from the council chair.
- Participation and attendance are key to the success of the entire council.
- Council membership is one year and new members may also be accepted should there be vacancy. Each council member will have the option to renew annually up to three years. After three years, the council member will be asked to reapply.
- Every effort will be made to maintain professional, nationality and gender diverse councils.