

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 collegially and actively

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 Sustainable Development Council (SDC), which provides a forum for exchange of emerging best practices including planning, financing, entitlements, design, construction, and operational aspects of projects that advance bottom-line benefits while fostering more sustainable built environments. The SDC aims to accelerate the adoption and implementation of sustainability, resiliency, and health across the real estate industry and to explore, across all product types, best practices and lessons learned in the disciplines of rehabilitation, green retrofits, and adaptive reuse of existing buildings, as well as the redevelopment of brownfields and greyfields. Dialogue will be in Japanese and English with translation provided by ULI.

Council presentations address a range of project types and scales, from buildings to regions, and include discussions on innovative strategies for energy and resource utilization, transportation and infrastructural systems, health and wellness, and tools for evaluating financial and operational performance. In line with a comprehensive vision of sustainability, the council hosts conversations exploring the nexus between the built environment and resource efficiency, health outcomes, and natural systems.

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 annual SDC meetings are to be held in fall and spring in conjunction with ULI Japan's annual conferences. Dates for the meetings are to be determined.

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



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 fall and spring 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.