

TOKU Akiya introduction tour

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↓WEB



解与 TOKU

Own a piece of authentic Japanese culture.



Temple

Kura(storage building)



Shrine

Save a piece of Japanese culture.

In Japan, the number of Akiya (vacant houses), which are increasing year by year due to the declining population, is becoming an urgent social issue. These buildings are collapsing and are damaging to the scenery of towns. When we look at the current state of akiya in Shimane Prefecture, where we live, the saddest thing is the sight of valuable traditional Japanese houses becoming vacant and decaying. These buildings that use large-section timbers, which are difficult to obtain today, and are the culmination of Japanese culture and technology carefully finished by a variety of craftspeople are about to return to nature. Traditional Japanese wooden architecture had a unique recycle-oriented architectural culture, where a building is “Toku(taken apart), moved and reused”. When we return to the perspective of “Toku (also meaning to solve)”, the akiyas that are a social issue in Japan can become a valuable regional resource and have a positive message that we can spread to the world. From the following three perspectives, we thought that we could play a part in passing on Japanese culture to the next generation.

1. Save traditional buildings by reuse

Ideally, traditional buildings are used locally, but in order to save them from the current situation where there is no one to take care of them and they are decaying, priority is given to preserving them as cultural properties by dismantling them, relocating them and renovating them.

2. Pass on traditional skills and values

In Japan, along with the disappearance of traditional architecture, the skills and values behind them are also disappearing. We can create opportunities to use traditional techniques through the reuse of buildings, and pass on those skills and values to the next generation.

3. Contribution to regional revitalization and maintenance and development of townscapes

We will contribute to the revitalization of the region by creating jobs in the region through the reuse of akiyas. Creating attractive "jobs" and rooting young people in the community is the way to maintain villages and townscapes, and to inherit and develop Japanese culture in the truest sense.

FEATURE **2**

Fitted together like a puzzle.
 → Can be disassemble, relocate and reconstruct.



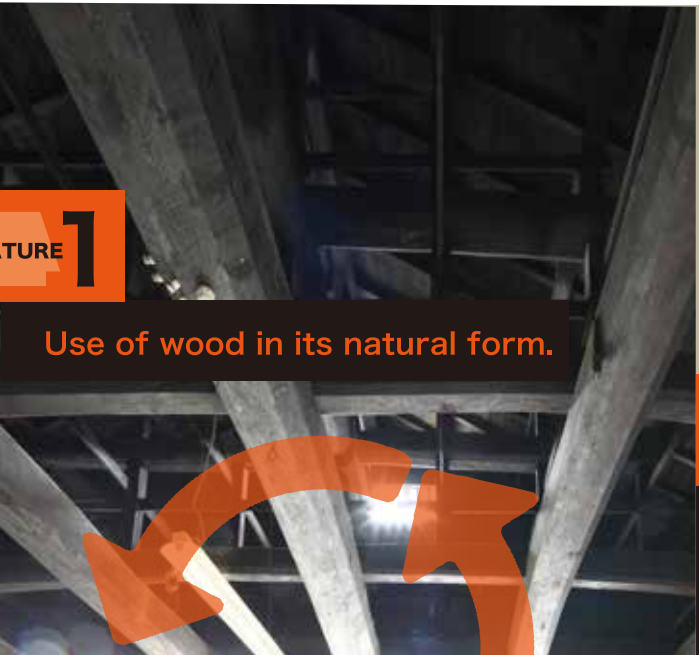
FEATURE **3**

Use a wooden wedges instead of a nail
 → Disassembling does not damage the materials.



FEATURE **1**

Use of wood in its natural form.



Toku, move and reuse!

What is Japanese circular architecture?

In traditional Japanese architecture, where the pillars and beams that form the structure are fitted together without the use of nails and hardware, the buildings can be dismantled moved to a new location and reassembled.

The merit of reuse.

- Use of large-scale timbers that are hard to obtain and architectural elements that are also hard to make due to declining traditional skills.
- Contribute to a circular economy.

To what extent can materials be reused?

- Structural materials such as beams, columns and pillars are basically reusable. Even if a part of a piece is rotting, it can be repaired and used.
- Floor materials, ceiling materials, roof tiles can be reused depending on their condition.
- Depending on how you want to use the building, it is possible to reduce the scale by partially reusing, or to increase the scale by combining with other buildings.

Deployment cost

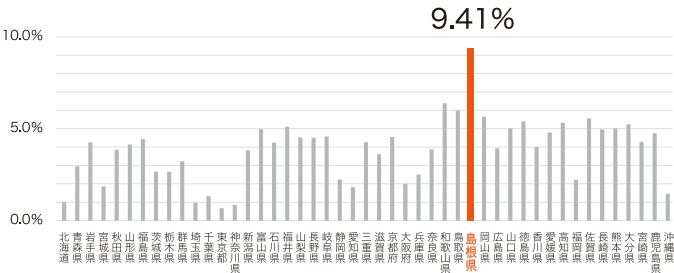
The cost of relocating and rebuilding is about the same as building a new building.

Where this project was born. Shimane, a place where a scenery of heartland Japan still remains.



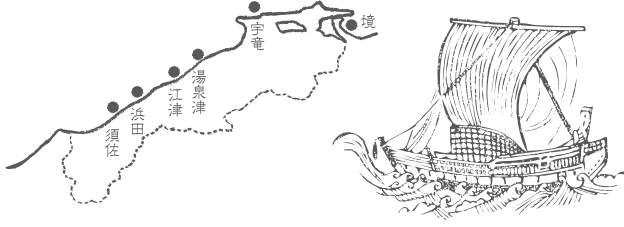
Shimane Prefecture appears as the stage of Japanese mythology in Japan's oldest book "Kojiki". This area is still rich in festivals and culture related to mythology and is an indispensable part of Japanese spiritual culture. In addition, 9.4% of the total number of houses in Shimane Prefecture are kominka, which are buildings built in the traditional way. this number is the largest in all of Japan. With the largest number of traditional Japanese houses, public buildings, commercial facilities, temples, etc., the townscape of pre-modern japan still remains .

Ratio of traditional buildings.



Why so many high-grade 'Kominka' remain in Shimane

Before modern times, Shimane Prefecture was bustling with many people as an important port of trade for ships passing through Japan's northern shipping lanes. In addition, there are many mines. It is world-renowned for its silver mining, and is said to have once accounted for more than one-tenth of the world's circulating silver. Shimane, which built a prosperous culture through the shipping industry and mining industry, was swallowed up by rapid industrialization after the Meiji era(1868-), and has been left behind by the wave of modernization. This is the reason why Shimane retains valuable traditional architecture and pre-modern scenery of Japan.





Akiya reuse1

Renovate/relocate

TOKU's one-stop service

Visit the buildings

Mediation with the owner

Basic planning

Settling on a plan

Detailed design for renovation and relocation

Disassemble /transport

Construction at the refurbishment /relocation site

Completion

Utilization/ Operation/ Maintenance

Join "Akiya introduction" tour and visit the available buildings, and consider acquiring.

Once you have decided on the building you wish to acquire, we will support the negotiations with the owner and legal procedures in english.

Together we will make a plan for, process, and schedule for relocation/renovation, design, while discussing your wishes for the buildings usage. We will explore ways to create the ideal building for you.

Quotation/contract

After a decision is made on how to use the building, we will present an estimate as a relocation/renovation project. We will sign a contract when you are content with the plan.

We will create concrete designs and implementation schedules for disassembling, transportation, construction at the relocation site, and operation.

We will arrange Japanese craftsmen who have the skills needed to dis/reassemble traditional buildings, and support customs and quarantine procedures for export in the case of overseas relocation.

For construction, we will arrange for craftsmen with traditional techniques, and arrange and negotiate with contractors who will undertake construction. In addition, we can provide high-quality reclaimed materials.

We manage the construction site together with builders and craftsmen toward completion, and flexibly respond to design changes at the site according to needs.

For a sustainable operation, we will introduce operating companies such as restaurants and lodging businesses, propose maintenance and management systems such as cleaning, and provide continuous support after completion.



Utilization example: Looof, sho-no-ie

Relocation significantly reduces CO2 emissions compared to disposal.



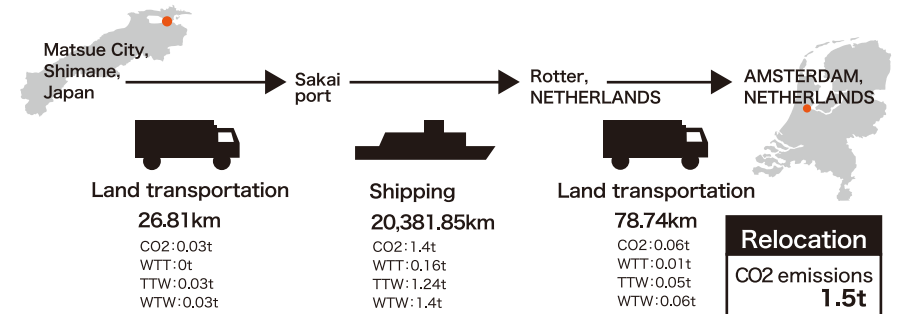
For traditional buildings, it is culturally and environmentally best to continue using them locally, but rather than incinerating them because there is no use for them, finding a place to use them overseas and disassembling and transporting them will significantly reduce CO2 emissions.

We will contribute to the formation of a global decarbonized society by exporting traditional Japanese reuse-oriented architecture that is premised on being disassembled and reused and showing it to the world as a sustainable model.



Incineration
CO2 emissions 12.65t

The total amount of wood used in a traditional building of 100m2 is about 15m3. Since wood contains 230kg of carbon per cubic meter, one traditional building contains approximately 15m3 x 230kg → 3,450kg of carbon. When wood is incinerated, the amount of carbon (kg) x 44 ÷ 12 (kg) of CO2 is emitted.



The amount of CO2 emitted during the transportation of lumber from Japan to overseas is significantly less than the amount of CO2 emitted in the case of incineration. For example, if 15m3 of Japanese pine wood (density 700kg/m3) → weight 10.5t is transported by sea from Shimane Prefecture to Amsterdam, the amount of CO2 emitted during transport, including emissions from land transport, is 1.5t.

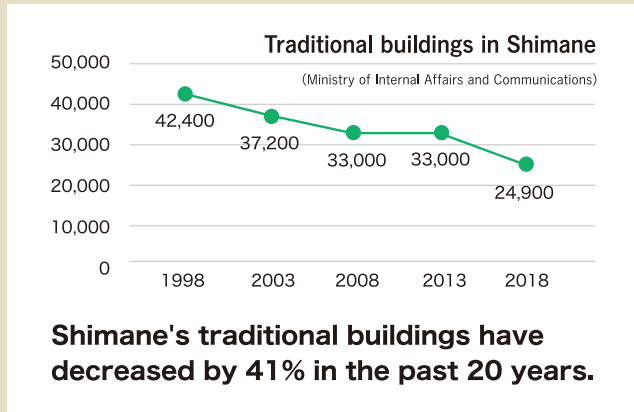


Akiya reuse2

Utilize as materials

When traditional buildings made of natural materials become vacant, they deteriorate rapidly, and either are dismantled and discarded (incinerated), or decay on the spot and return to the soil.

In this project, we salvage usable materials from a severely deteriorated buildings that can no longer be reused as a structure, transform it into the furniture and interior materials, and breathe new life into them.



1 Use as materials



We provide one-of-a-kind timbers that use the natural shape of wood that are characteristic of traditional Japanese buildings, and match them with those who can make use of them.

We also sell made-to-order building materials that are resized.

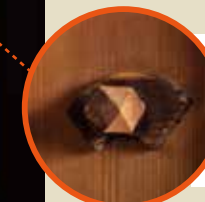


2 Turn in to furniture



Use as furniture and interiors of renovated or relocated buildings.

3 Use architectural elements as is



Many architectural parts such as doors and fittings skillfully finished by craftsmen are left in vacant buildings. Rescue those parts and reuse them.

Skillful craftsmanship in the hexagonal cube door handle, and the fan-shaped base.

Akiya database



We have a database of vacant buildings that we can provide because we have continued to do research, and we offer a completely customized tours of those buildings.
You can see the real life and architecture in non-tourist areas that you can not see on a typical tourist trip, and experience the beauty of kominka (traditional buildings) which are a culmination of Japanese traditional culture and lifestyle, while you consider acquiring a building of your own.



"Akiya introduction" is a travel product Sold through Heartland Japan.

CONTENTS

2 Accommodation at a facility that is a use case

"Akiya introduction"

Completely custom tour that meets the needs of each person.

Tour

CONTENTS

1 Visit vacant buildings that can be purchased/handed over



Please contact us from the inquiry form. <http://toku-akiya-introduction.com>

Submit your request via the form.

Share Akiya database

Confirmation of tour schedule and contract



*English is available.

We will make a tour plan while looking at the akiya database and listening to your requests.

After adjusting the schedule and confirmation, we will work with a travel-agency and provide a package tour product.



Restaurant (AJIKURA)



CONTENTS

3 Activities to experience traditional culture and livelihoods

According to your request, you can experience traditional culture and life such as kagura and visiting shrines.

