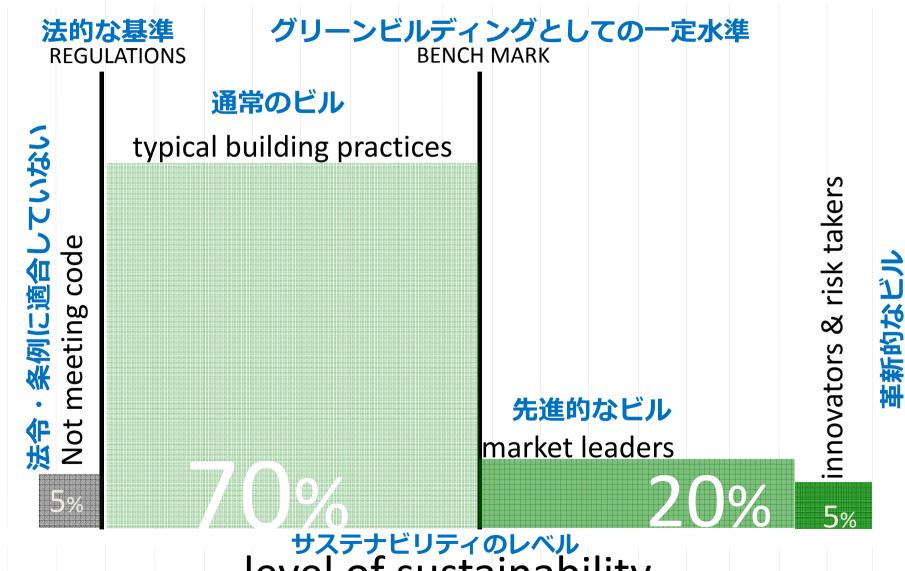


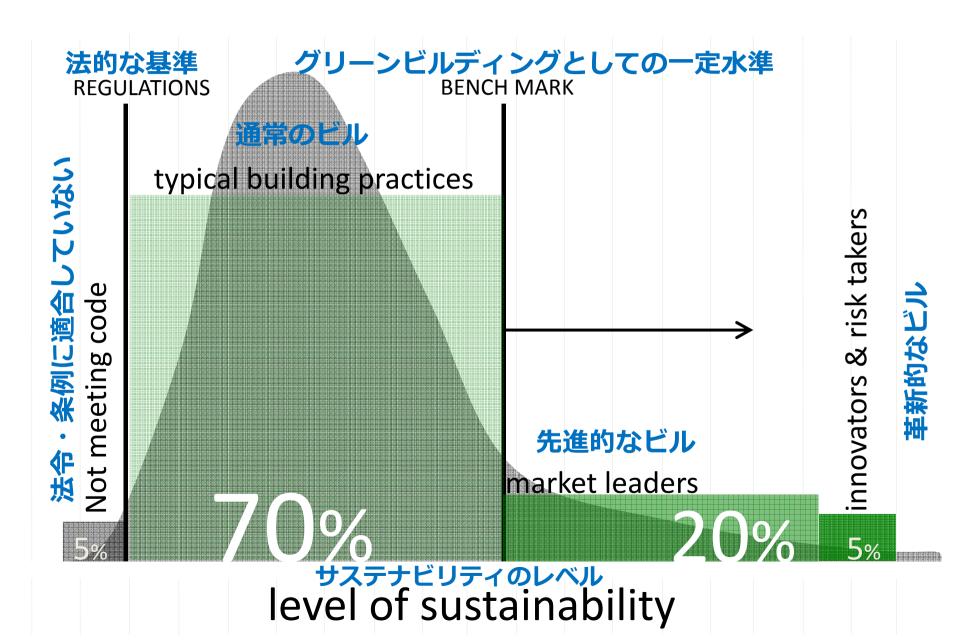


Voluntary vs Regulation 自発的・任意的 法的な基準



サステナビリティのレベル level of sustainability

market transformation.





3150H

LEEDが使われている国や地域の数

TOTAL COUNTRIES

AND TERRITORIES WITH

LEED® PROJECTS

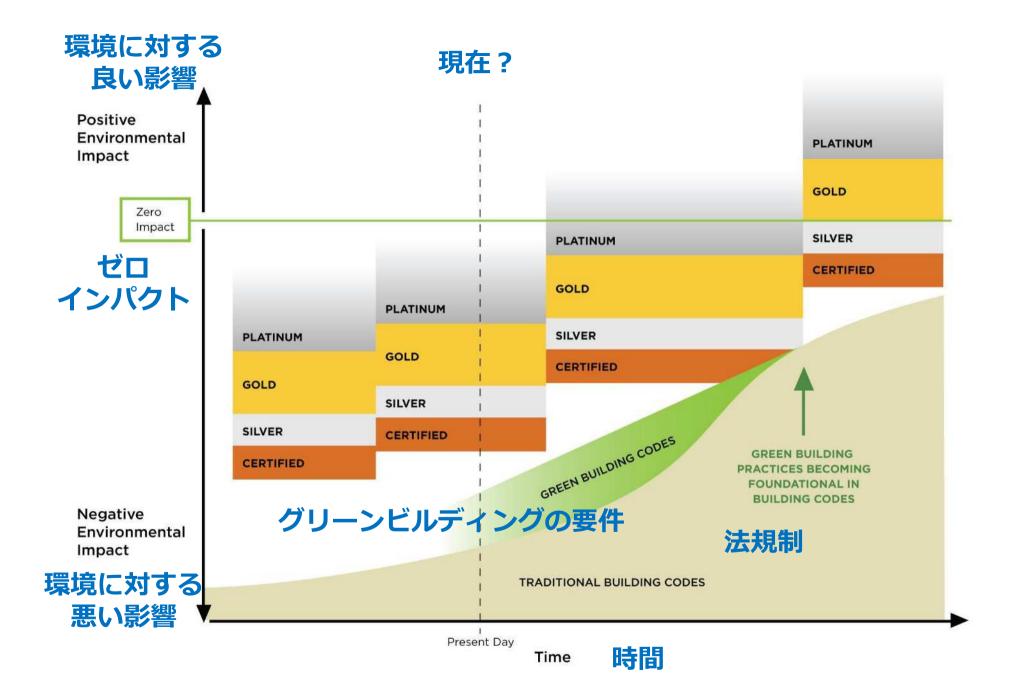


1.85 MILLION

SQUARE FEET CERTIFIES TO LEED®

EACH DAY

毎日認証されているスペース: 170,000 m2 / 日





INTEGRATIVE PROCESS

全員が参加すること で可能になる BUILDING COMMUNITY **MEMBERS** インテグレイティブ プロセス ENGINEER PLANNING ENGINEER O+M STAFF PLANNER ENGINEER LANDSCAPE GENERAL MANAGER ENERGY

LEED IS GLOBAL
REGIONAL
LOCAL



JAPAN PILOT – ALTERNATIVE COMPLIANCE PATH



Requirements

Projects must meet the following criteria to be eligible to use this pilot ACP:

- Project is located in a jurisdiction where smoking is banned outdoors, except in designated areas.
- The exterior smoking ban around the project must be enforced.
- All entrances to the project building are more than 350 meters or 5 minute walk from a designated exterior smoking area.
- Project must be located on a site whose surrounding existing density within a 400-meter radius of the project boundary is equal to or greater than 8,035 m²/ha.

And Project must earn at least one point in **one** of the following LEED v4 credits:

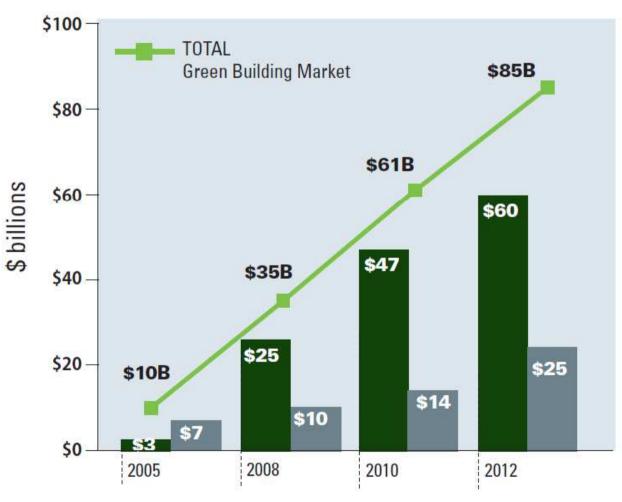
- EQ credit Enhanced Indoor Air Quality Strategies
- EQ credit Low-Emitting Materials
- EQ credit Indoor Air Quality Assessment

And Project must:

Develop and implement (on going) an indoor air quality (IAQ) management program

Projects that meet all the above criteria are permitted to provide designated smoking rooms design to contain, capture and remove ETS from the building.

GREEN BUILDING MARKET



Source: McGraw-Hill Construction's 2013 Dodge Construction Green Outlook

Nonresidential
Green Building Market

Residential
Green Building Market

STAKEHOLDERS AND VALUE

ディベロッパーに とって DEVELOPER
Why would I want to build this green building?

TENANT
Why would I want
to lease this green building?

テナントにとって

運用コストの低減

生産性の向上

ブランド価値

高い販売価格 ファイナンスが有利 空室率の低下

higher sales price

lower design and construction costs

quicker sales

ability to secure finance

rapid return on investment

increased market transaction value fees

reduced vacancies

health and

increased productivity

corporate image and prestige value

lower refurbishment

compliance with reduced legislation and downtime

lower operating costs

ower maintenance

slower increased occupancy depreciation rates

lower exit yield

オーナーにとって

有利な償却期間 運用コストの低減 テナント数の増加

OWNER

Why would I want to own this green building?







