

Green Building Program

Eligibility Newly constructed or expanded buildings with a total floor space exceeding 5,000 m²

* Started in June 2002

* Eligibility expanded in October 2010 (previously, eligibility was restricted to buildings with a total floor space exceeding 10,000 m²)

Target Create a market that would rate environmentally sound and high-quality buildings and structures


Requirements Building owners are to plan out environment-conscious efforts and develop/submit environmental plans based on TMG guidelines (required)
⇒ Made public by TMG on website

* **Buildings with a total floor area exceeding 10,000 m² (excluding residential buildings) are required to have an ERR of 0% or more and PAL* reduction rate of 0% or more (from January 2010)**

Evaluation items	Rational use of energy
	Optimum use of resources
	Preservation of the natural environment
	Mitigation of heat island phenomenon

■ Condominium Environmental Performance Indication

- Building owners are required to include label indications on sales advertisements, etc. (Oct. 2005)
- Provide information to buyers and lessees on environmental performance



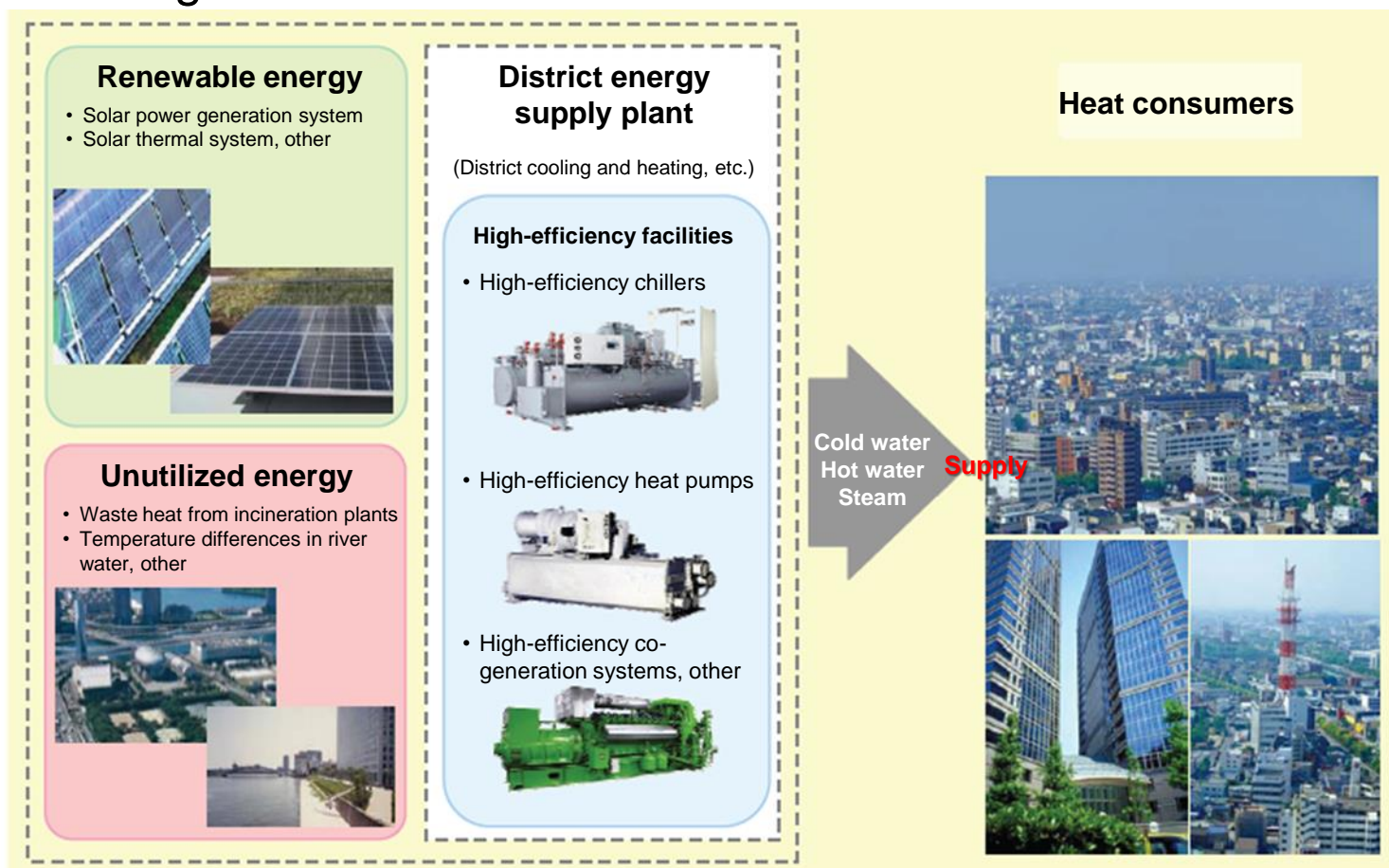
Condominium Environmental Performance Indication of the Tokyo Metropolitan Government	
Building heat insulation performance	★ ★ ★
Energy-saving system performance	★ ★ ★
Solar power generation, solar heat	★ ★ ★
Extension of building life	★ ★ ★
Greenery	★ ★ ★

This indication is based on environmental regulations that ensure the health and safety of residents in Tokyo.

FY 2009 standards

Promoting the effective use of energy in districts

Promotion of the effective use of energy with the introduction of renewable energies, unutilized energy, and high-efficiency equipment in districts with high heat load densities



District Energy Planning System for Effective Utilization

(1) Background

1. It is important to promote measures to counter global warming **together with urban development.**
2. Studies on environmental considerations must be conducted at the **planning concept** or **basic design stage.**

(2) Points

1. Promote effective use of energy in large-scale development

(Business operators with a total floor area exceeding 50,000 m²)

- Set energy-saving performance targets for new buildings
- Consider introducing unutilized energy and renewable energy
- Consider district cooling and heating

2. Evaluation of district cooling and heating and improvement of energy efficiency by designating districts