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INTRODUCTION “FUNABASHI MORINO CITY”, AN ENVIRONMENTAL AREA

CIRCUMSTANCES SURROUNDING APPLICATION FOR ECOQUARTIER STEP4 CERTIFICATION

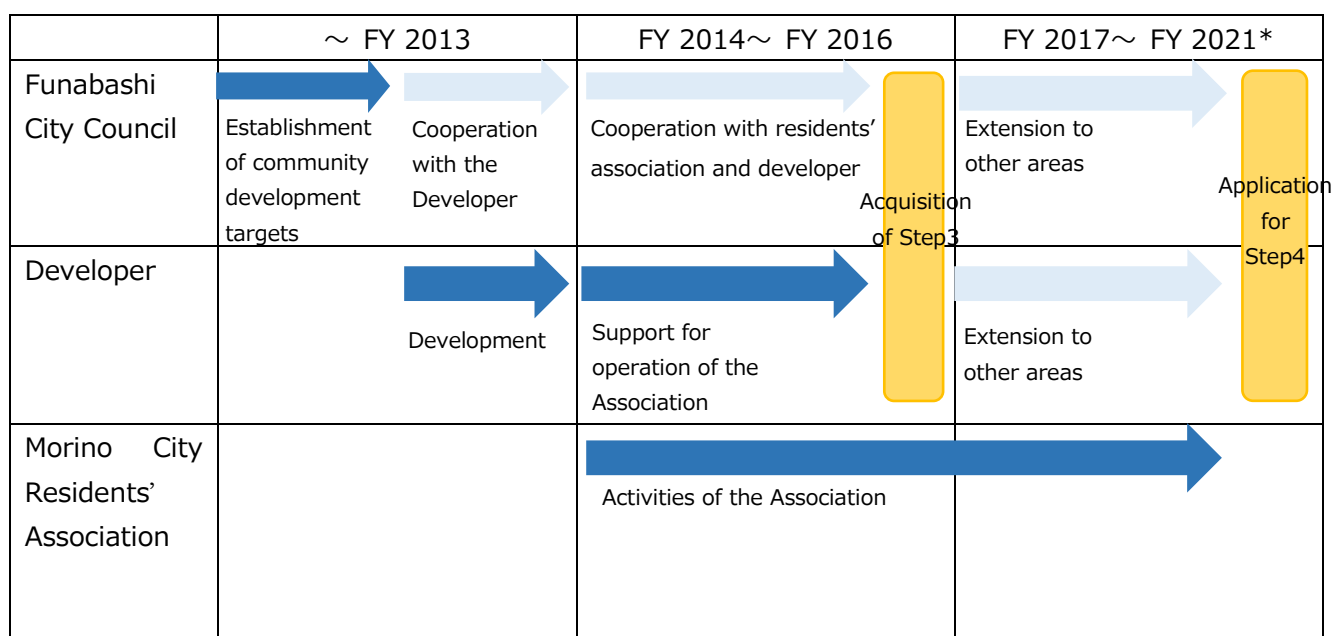
BACKGROUND FOR ACQUISITION OF STEP3 CERTIFICATION

Morino City is a redevelopment project implemented jointly by Nomura Real Estate Development Co., Ltd. (hereinafter referred to as “Nomura”) and Mitsubishi Corporation (hereinafter referred to as “Mitsubishi”) with the cooperation of Funabashi City Council. For three years from FY 2013 when the Morino City development work was completed, Nomura assisted the activities of the area management body formed by residents and businesses. Nomura also compiled the results of activities conducted from FY 2013 to FY 2016 in an application document and, in 2016, Nomura and Funabashi City Council jointly applied for and acquired EcoQuartier Step3 Certification.

APPLICANTS FOR STEP4 CERTIFICATION

Since FY 2017 when Nomura’s assistance ended, the area management of Morino City has been conducted by the Morino City Residents’ Association. Application for Step4 Certification this time is jointly made by three parties, i.e. Morino City Residents’ Association in charge of the area management of Morino City, Funabashi City Council and Nomura.

Fig.0-1 Relationship between Morino City and three joint applicants for Step 4 Certification



* This application document is the re-edited version by three parties of the original version created in FY 2021. The three parties prepared the application document for Step 4 Certification in FY 2021 and submitted it to the EcoQuartier Secretariat. However, examination of this document by the end

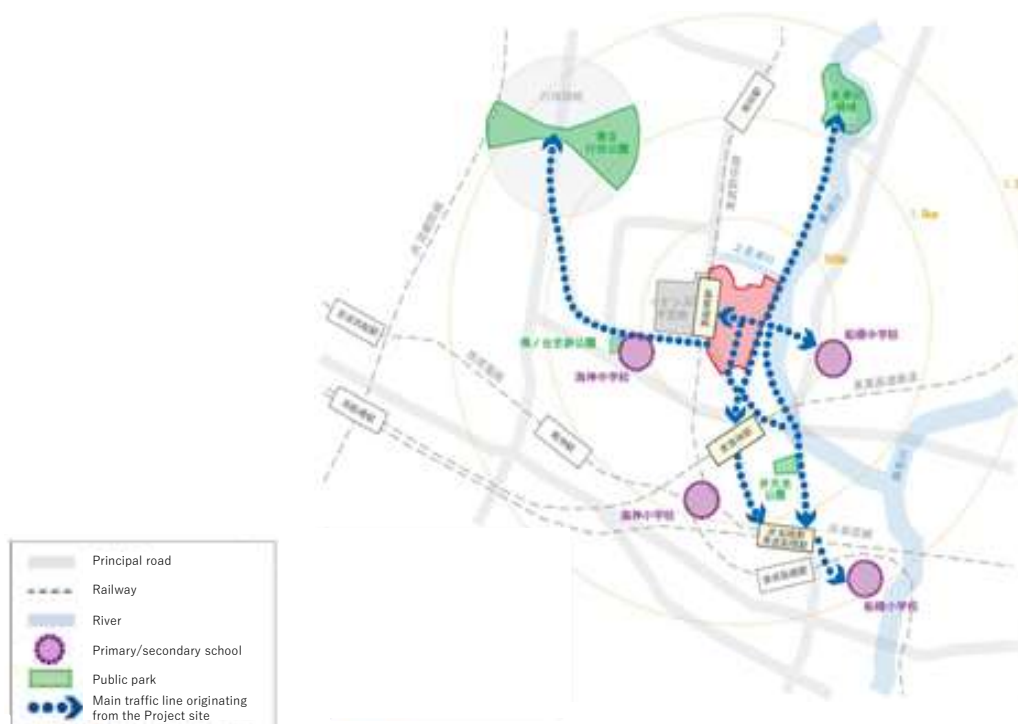
of the year was postponed due to the impact of COVID-19, making re-application in FY 2022 necessary.

(REFERENCE) HISTORY OF FUNABASHI MORINO CITY PROJECT (FY 2014 – FY 2016)

(FY 2004 – FY 2009) STUDY AND FORMULATION OF COMMUNITY DEVELOPMENT TARGETS BY FUNABASHI CITY COUNCIL

The Funabashi Morino City Project was a redevelopment project at the former site of a glass factory. Following closure of the factory in FY 2004, Funabashi City Council conducted a study for two years from FY 2007 for the purpose of effectively using the vast land in front of the railway station and formulated community development targets for the area.

Fig.0-2 Status of neighbouring areas of the project (south: central urban area; north; public garden)



(FY 2010 – FY 2013) COMMUNITY DEVELOPMENT BY NOMURA AND MITSUBISHI

As the developers, Nomura and Mitsubishi proceeded with the construction work based on the community development plan prepared by Funabashi City Council.

Table.0-1 Outline of the Funabashi Morino City Project

Project Title	Funabashi Morino City
Development area	17.6 ha
Developers	Nomura Real Estate Development Co., Ltd. Mitsubishi Corporation
Location	1-chome, etc., Kita-Honmachi, Funabashi City, Chiba Prefecture
Development schedule	Wholly completed in July, 2014
Composition	Housing: 5 condominium blocks with the total of 1,497 condos and 42 detached houses Others: shopping mall, supermarket, general hospital, pharmacy, bank and five public gardens

Fig.0-3 Map of Funabashi Morino City





Condominium Blocks
(Block 1 ~ Block 5)



Sidewalk



Club house



Cherry Garden



Shopping mall



Pharmacy



General hospital



Supermarket

(FY 2013 - FY 2016) NOMURA ESTABLISHED AN AREA MANAGEMENT BODY AND ASSISTED ITS ACTIVITIES

Nomura initially examined the feasibility of an area management body so that residents and businesses of Morino City could cooperate for community development. Through cooperation with Funabashi City Council, a community development council was established in FY 2013 with membership open to residents and businesses.

In FY 2015, this Morino City Community Development Council was reorganized as the “Morino City Residents’ Association” to reflect the wishes of residents and was registered with Funabashi City Council. In FY 2016, the three year-long assistance of Nomura ended. The “Morino City Residents’ Association” has since been conducting area management activities for the area.

(REFERENCE) COMPOSITION OF MORINO CITY RESIDENTS’ ASSOCIATION

The Morino City Residents’ Association (hereinafter referred to as the “Residents’ Association”) is composed of local residents of Morino City and representatives of businesses operating in Morino City.

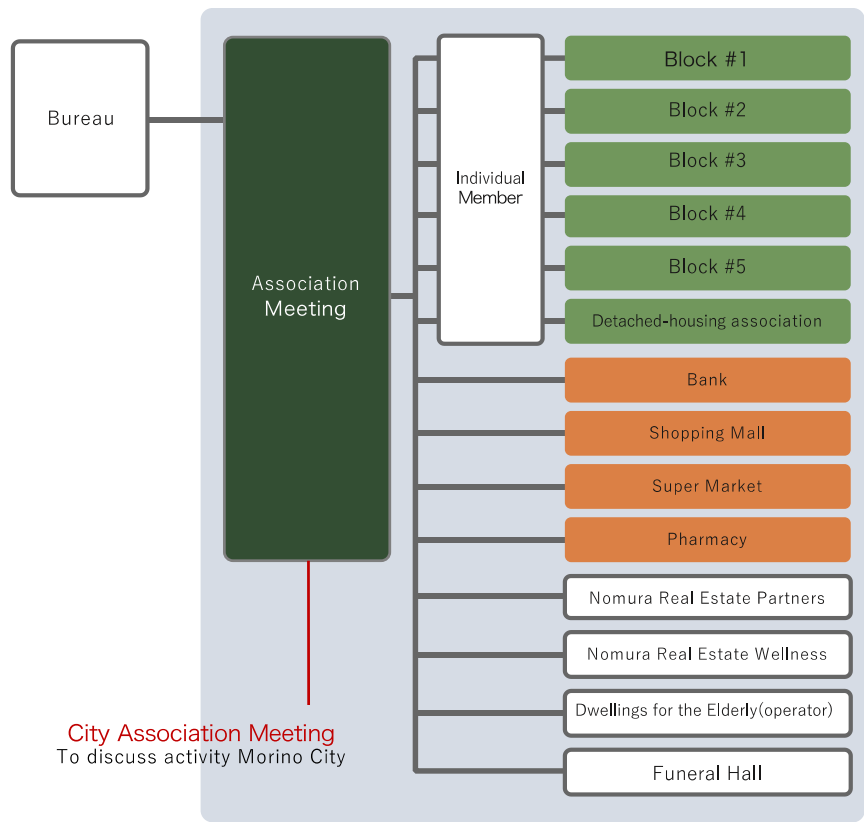
● What is a “residents’ association”?

A body which is composed of residents and representatives of associations, etc. in a specific area with the aim of working together to create a better community through cooperation. In other words, it is a body organized to jointly manage an area with its members.

● Activities of the Morino City Residents’ Association

- Promotion of exchanges between residents and businesses of Morino City
- Activities designed to make Morino City a comfortable area for living (disaster prevention, crime prevention, cleaning for beautification and greening)
- Liaison activities with the administration and other residents’ associations in neighboring areas

Fig.0-4 Organization chart of the Morino City Residents' Association



AXE.1 EVALUATION OF “MORINO CITY”

Summary

In AXE1, the current situation of “Morino City” is evaluated based on the evaluation by the Developer when the application for Step3 was made in FY 2016 and also based on the findings of a joint survey conducted by the Residents’ Association and the Developer in FY 2021. *

In Morino City, activities aimed at achieving exchanges between residents and businesses, energy saving, greening and environmental beautification have been actively conducted even since the end of the Developer’s assistance for activities of the Residents’ Association. Residents share their affection for the community and are continually conducting activities designed to improve the community.

* For this re-application in FY 2022, the latest situation of various activities which have been conducted between August, 2021 and June, 2022 are additionally described.

CONCEPT1 DEVELOPMENT CONCEPT FOR “MORINO CITY”

DEVELOPMENT CONCEPT OF “MORINO CITY” SET BY NOMURA

The development concept set by Nomura (hereinafter referred to as “the Developer”) for the development of Morino City was “the creation of a town in which residents have a vibrant life which they truly enjoy through interaction and a genuine sense of community”.

What the Developer considered to be especially important was “the fostering of affection for the community among residents and their will to create their own community” and the Developer arranged an appropriate operation and management system.

● What Morino City aimed at in FY 2012 (Excerpt from Concept 1-1 of the Step3 Application Document)

What we as developers emphasized the most when developing the town was neither overly glitzy design nor the introduction of state-of-the-art technologies but the creation of a town in which residents have a vibrant life which they truly enjoy through communication with each other and a sense of a genuine community. The underlying concept for this development project has been our sincere commitment to creating a town towards which the residents feel affection and pride.

What is most important for such a town is for residents to recognize and share the town’s identity and develop a willingness to create their own town in a proactive manner. We have carefully prepared a plan with these requirements in mind and have developed facilities and mechanisms

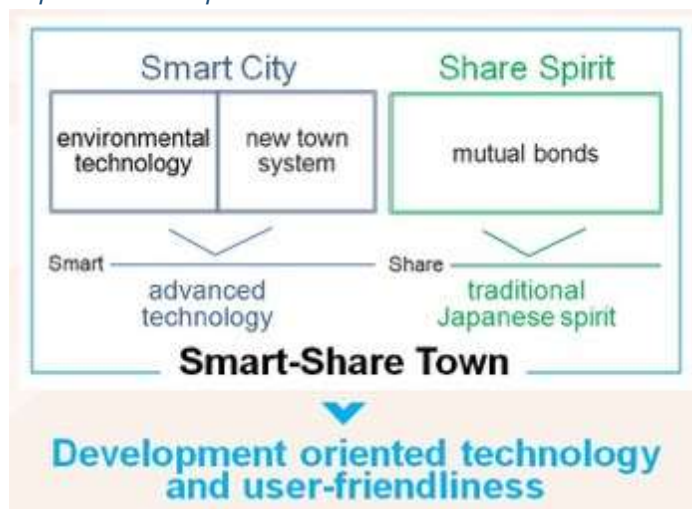
along with the plan with the aim of creating a town which will continue to grow and improve for many generations with its residents at its core.

●“Smart-Share Town Initiative”: the town development concept for “Morino City” (Excerpt from Concept 1-1 of the Step 3 Application Document)

The Developer made efforts to introduce advanced environmental and communication technologies to ensure the efficient use of energy in the process of town development. At the same time, the Developer adopted traditional wisdom on dwelling using such natural forces as wind flow and greenery to practice a low carbon lifestyle.

The Developer also made conscious efforts to foster civic pride, meaning residents’ love for and pride in their town, by means of assisting the development of communities along with the support for resident-led activities. Meanwhile, the Smart-Share Town Initiative was launched to stimulate vigorous communication between residents and to reduce environmental load through the cooperation of people, nature and technology, thereby ensuring sustainable town development.

Fig.1-1 Town development concept: Smart-Share Town Initiative



CONCEPT2 EVALUATION METHOD FOR MORINO CITY FOR STEP4 APPLICATION

EVALUATION METHOD FOR MORINO CITY FOR STEP4 APPLICATION

At the time of application for Step3 Certification, the Developer established evaluation indicators for the economic, environmental and social aspects and analyzed Morino City. For this Step4 application, the same approach for the evaluation of Morino City is taken.

From FY 2013 to FY 2016, the Developer provided assistance for the operation of the area management body. From FY 2017 after the acquisition of Step3 Certification, the residents themselves have operated this body. Because of this, the evaluation of Morino City in this Step4 application is based on a survey conducted in FY 2021 in addition to the evaluation method employed for the Step3 application.

Table.1-1 Evaluation items and indicators set by the Developer and activities led by residents after acquisition of Step3 Certification

Aspect	At the time of application for Step3 (FY 2013 - FY 2016): led by the Developer			Activities after acquisition of Step3 (FY 2017 onwards)
	Target	Evaluation item	Evaluation indicators	Activities by residents
Economic	Self-reliant operation by Residents' Association	Financial state of Residents' Association	• Financial state of Residents' Association	(P.13)
Environmental	Change of residents' awareness to practice environment-friendly lifestyle	Sharing of environmental awareness	Energy	• Power consumption (P.27)
				• CO ₂ emission (P.29)
			Greening activities	• Operational status of environmental programs Green Curtain Project (P.32) Gardeners' Group (P.35) Clean Green Action (P.38)
Social	Voluntary participation of residents in area management activities	Voluntary participation of residents in area management activities	• Participation rate in Residents' Association	(P.44)
			• Number of clubs and circles in Morino City	(P.46)
			• Number of events organized by Residents' Association	(P.51)
			• Questionnaire survey with residents	(P.57)

SURVEYS CONDUCTED IN FY 2021

① Interview survey

An interview survey was conducted with residents and business members of the Residents' Association (implementation period: May to July, 2021).

Table.1-2 Outline of the interview survey

Targets			Questions Asked
Residents	Residents' Association	FY 2016 Trustees: 4 FY 2017 Trustees: 4 (1) FY 2018 Trustees: 5 FY 2019 Trustees: (2) FY 2020 Trustees: 8 (2) *(): Person with experience of several terms	1) Profile 2) What do you like about Morino City? 3) What are you doing (or have done) with the Residents' Association? 4) What do you want to do with the Residents' Association in the future and perceived challenges?
	Clubs/Circles	Gardeners' Group: 2 Forest City Big Band: 1 Seniors' Club: 1	
Businesses		Bank Shopping mall Supermarket (Owner) Supermarket (Store) Pharmacy Nomura Real Estate Partners Dwellings for the elderly (owner) Dwellings for the elderly (operator) Funeral hall	1) Profile 2) What are you doing (or have done) with the Residents' Association? 3) Purpose of participation in the Residents' Association 4) What do you want to do with the Residents' Association in the future and perceived challenges?
Secretariat of the Morino City Residents' Association		Person in charge of the Secretariat: 1	1) Profile 2) What are you doing with the Residents' Association?

*Association trustee: selected by residents of an individual Blocks and promotes the activities of the Residents' Association as representative of the Block. The term of office is one year.

② Document check

The documents related to the Residents' Association from FY 2015 to FY 2021 were checked as listed below.

Table.1-3 List of documents checked

Type of Document	Target Period
Minutes of Discussions for Meetings of the Residents' Association	FY 2015 - FY 2021
Documents related to the General Meeting	FY 2015 - FY 2021
Newsletter	FY 2015 - FY 2021
Notification documents (leaflets and posters, etc.)	FY 2015 - FY 2021

To make additional descriptions, “Documents related to the General Meeting”, “Newsletter” and “Notifications documents” released by the Residents' Association are referred to.

CONCEPT3-1 <ECONOMIC ASPECT> EVALUATION INDICATOR

CONCEPT4-1 <ECONOMIC ASPECT> IMPROVEMENT EFFORTS AND EVALUATION

EVALUATION INDICATOR: FINANCIAL STATE OF THE RESIDENTS' ASSOCIATION

At the time of applying for Step3, the economic evaluation indicator was “the establishment of finance for area management”. The aim was to ensure self-reliant operation by the Residents' Association after the end of the financial assistance by the Developer.

For Step4 application, the state of operation is evaluated featuring the annual revenue and expenditure of the “Morino City Residents' Association”.

*For additional descriptions for the application document in June, 2022, the actual results for the period from April, 2021 to March, 2022 are included.

OUTLINE OF REVENUE

There are three main sources of revenue for the Residents' Association since the acquisition of Step3 Certification (FY 2017 onwards) as listed below.

Table.1-4 outline of revenue

Revenue Source	Details	Purpose of Use
A. Membership fee	Membership fee for residents of €12,500/year (€9/year per household)	<u>To finance activities of Residents' Association</u> <ul style="list-style-type: none"> • Operation cost (cost of entrusting administrative work, venue cost, printing cost, etc.) • Publicity cost (Publication of the newsletter, etc.) • Activity cost (disaster prevention drills, cleaning, etc.) • Event cost (spring fiesta, Halloween fiesta, etc.)
	Membership fee for businesses (€5,500/year)	
B. Municipal grant (intended use not specified)	<ul style="list-style-type: none"> • Grant for Residents' Association • Grant for cooperation with collection of recyclable waste • Crisis Management Grant 	
C. Municipal subsidy (intended use specified)	<ul style="list-style-type: none"> • Public garden management cost • Security lighting management cost • Cost of events for the elderly 	<ul style="list-style-type: none"> • Equipment maintenance • Subsidy for events (meeting to show respect for the elderly)

Fig.1-2 Historical changes of revenue of the Residents' Association (FY 2015 - FY 2021)

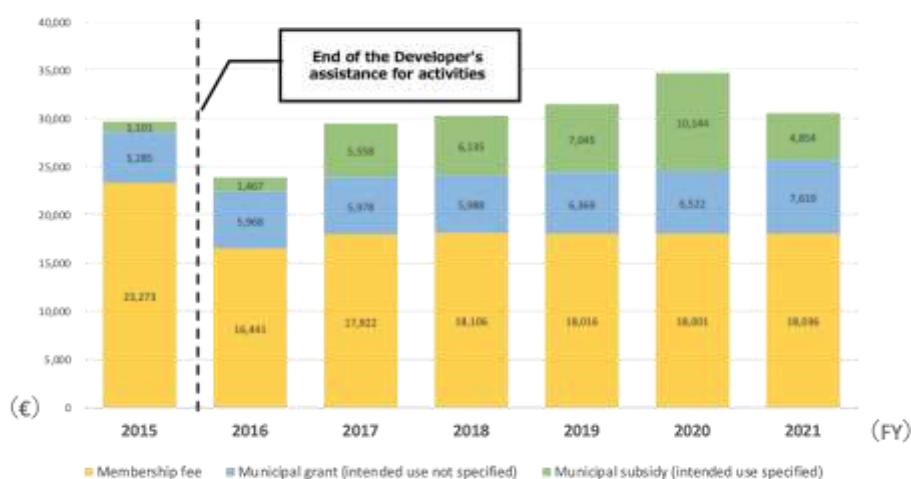
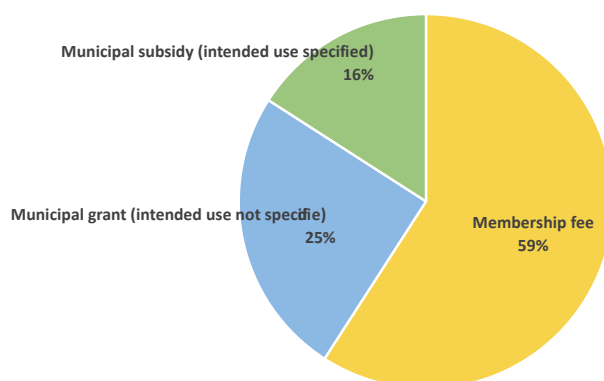


Fig.1-3 Breakdown of revenue (FY 2021)

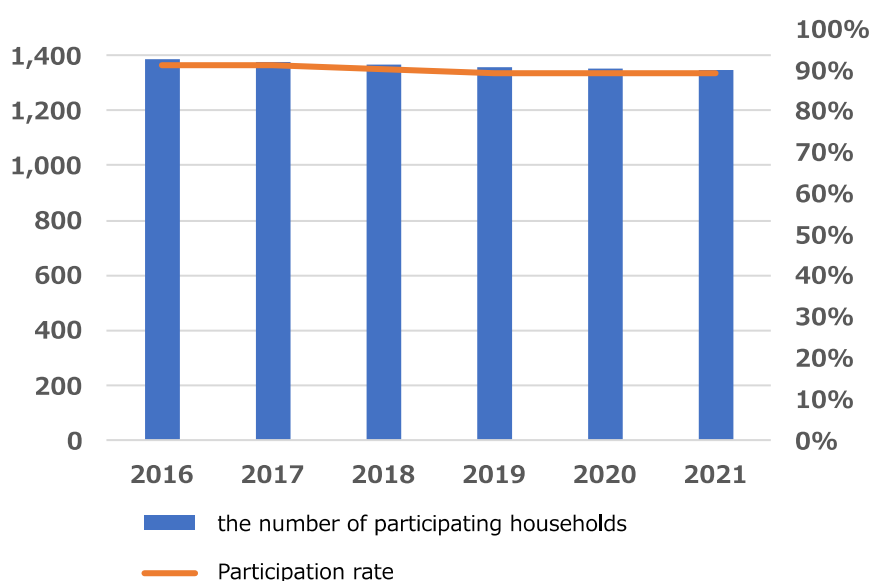


MAIN REVENUE SOURCE: MEMBERSHIP FEE

Membership fees are the main revenue source for the Residents' Association. The importance of such fee has remained unchanged even since FY 2016 when the financial assistance by the Developer for activities of the Residents' Association came to an end. In FY 2021, membership fees account for half (52%) of the total revenue.

The number of participating households declined by 2% during the six year period from FY 2016 to FY 2021. However, the participation rate in FY 2021 maintained a high level of 89%. Such a high level of participation has been the source of stable revenue.

Fig.1-4 Resident members: Historical changes of the number of participating households and participation rate(FY 2016 - FY 2021)



- Invitation to businesses to become members

Following the end of the financial assistance of the Developer, the membership fee for businesses was reduced in FY 2016. The Residents' Association invited local businesses to join for the purpose of community development through cooperation with local businesses and three businesses joined the Residents' Association. The number of business members increased from six in FY 2015 to nine in FY 2018. In FY 2017, the revenue from business members recovered to 50% of the FY 2015 level.

Table.1-5 Historical changes of the number of business members

Fiscal Year	Number of Business Members	Names (Types) of Participating Businesses
2013~2016	6	•Bank •Shopping Mall •Supermarket (Owner, Store manager) •Pharmacy •Nomura Real Estate Partners
2017	8	New members + Nomura Real Estate Wellness (owner of dwellings for the elderly) + Funeral hall
2018	9	New member + Operator of dwellings for the elderly
2019~2022	9	

- Businesses joining in FY 2017 and thereafter

Operators of the funeral hall and dwellings for the elderly which joined the Residents' Association in FY 2017 and thereafter were interviewed to clarify the purpose of becoming a member. A funeral hall and dwellings for the elderly are sometimes regarded as undesirable facilities by a local community. It was found that their motivation to join was to develop a favorable relationship with the local community of Morino City.

The operator of dwellings for the elderly believes that involvement in the Residents' Association provides the residents of such dwellings the opportunity to participate in social activities.

Reference: Voices of joined businesses

Funeral hall


We joined the Residents' Association at the personal invitation of the President of the Association at the time. In fact, we were already **hoping to join**. We were aware that because our work runs throughout the year, some residents may not be pleased. By joining the Residents' Association to act together with residents, we hoped that **the bad impression of a funeral hall would be eased. We now hope to become a trusted business with our acceptance as a member of the same community**, effectively using our status as a member of the Residents' Association.

Dwellings for the elderly

In our business, **we always emphasize exchanges with the local community**. Because of the strong bond between residents of Morino City, the major challenge we faced was **how to develop a viable link with residents as a newly opened facility**. For this reason, **we strongly desired to join the Residents' Association. The image of dwellings for the elderly is not necessarily good**. In some places, complaints are made by local people. In Morino City, however, we were able to smoothly open our facility without any complaints. Some of the elderly people in our facility have participated in the preparations for events organized by the Residents' Association. The activities of the Residents' Association provide **the opportunity for elderly residents in our facility to feel of being actually useful to other people as members of society**. We are willing to actively participate in various events to assist the healthy lives of residents. We hope that such participation will eventually prove useful for the Residents' Association.

SECONDARY REVENUE SOURCES : MUNICIPAL GRANTS AND SUBSIDIES

Table.1-6 municipal grants and subsidies

	Grant/Subsidy	Main Purpose of Use	Amount
B. Municipal Grant (intended use not specified)	Grant for the Residents' Association	To finance activities of the Residents' Association	€4,200/year
	Grant for cooperation for the collection of recyclable waste	To finance activities of the Residents' Association	€2,300/year
	Crisis Management Grant*	Allocated to support the activities (disaster prevention activities) of the Residents' Association	€1,230/year
C. Municipal Subsidy (intended use specified)	Security lighting management cost	To finance the maintenance cost of street lighting in the area	€1200/year
	Cost of events for the elderly	Gift money is paid by the Funabashi City Council to the Residents' Association which organizes events.  Event celebrating a long life (January, 2017)	€3,600/year 【€15/year /resident of 80 years old or older】
	Public garden management cost	The Residents' Association is entrusted to manage public gardens at three sites in Morino City. 24 times a year, willing resident groups look after these gardens in turn. Payment is made to each group to finance its activity based on the number of cleaning work done. → Clean Green Action (P.35)	€3,100/year

*Crisis Management Grant: A new revenue item newly created in FY 2021

Voluntary disaster prevention activities in Morino City have been continually implemented by residents (see P.21 Safety/security and environmental beautification). As part of the continuous efforts, the Residents' Association has made these activities more organized and has applied for the status of a “voluntary disaster prevention organization” to the Funabashi City Council in 2021 for the purpose of strengthening the disaster prevention activities and disaster countermeasures in the condominium area.

Following this application, the said organization was formally certified as a “voluntary disaster prevention organization by the City Council and the above grant was added to the account of the Residents’ Association as an additional revenue item from FY 2021. Meanwhile, the main funding source for disaster prevention activities is the membership fee (P.9 Table 1-4). However, this grant will be actively used as supplementary funding for disaster prevention activities.

OUTLINE OF EXPENDITURE

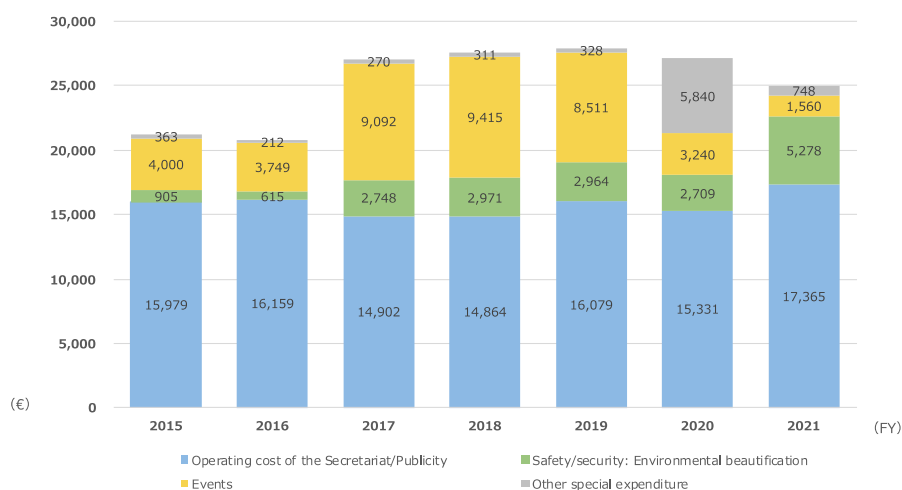
The expenditure of the Residents’ Association since acquisition of Step3 certification (FY 2017 onwards) is mainly classified in the following four categories.

Table.1-7 Outline of expenditure

Category	Purposes	Amount
<ul style="list-style-type: none"> • Operating cost of the Secretariat • Publicity 	<ul style="list-style-type: none"> • Cost of entrusting the administrative work • Venue cost • Newsletter, document printing, etc. 	€14,800~17,300/year
<ul style="list-style-type: none"> • Safety/security • Environmental beautification 	<ul style="list-style-type: none"> • Disaster prevention drills • Cleaning, etc. 	€2,700/year €5,230/year only in FY2021※
<ul style="list-style-type: none"> • Events 	<ul style="list-style-type: none"> • Spring fiesta, Halloween fiesta, etc. • Meeting to show respect for the elderly 	€3,850~9,230/year
<ul style="list-style-type: none"> • Other special expenditure 	<ul style="list-style-type: none"> • Maintenance cost of security lighting • Installation cost of security cameras 	€230~1200/year €5,800/year only in FY 2020

* Following certification as a “voluntary disaster prevention organization” in FY 2021, the budget for disaster prevention activities was increased.

Fig.1-5 Historical changes of expenditure of the Residents’ Association (FY 2015 - FY 2021)



MAIN EXPENDITURE: OPERATING COST OF THE SECRETARIAT AND PUBLICITY

The operating cost of the Secretariat and publicity account for the largest proportion of expenditure. The secretariat of the Residents' Association outsources such work as document preparation and liaison work. Meanwhile, the secretariat officer works for approximately five hours/three times a week. This officer has been in the same position since FY 2013 and advises the trustees of the Residents' Association based on knowledge and experience accumulated through past activities.

SECONDARY EXPENDITURE: "EVENTS" AND "SAFETY/SECURITY AND ENVIRONMENTAL BEAUTIFICATION"

The cost of the following efforts led by the Residents' Association account for a large proportion of other expenditure.



● Events

The Residents' Association organizes various events for the purpose of intensifying exchanges between residents and businesses and also of fostering affection for the community (P.51). These events are run by the "Event Working Group" of the Residents' Association.

Events	<div><div>Event Working Group</div><div>•Leads the planning and operation of events</div><div>(Examples of events)</div><div>Spring Fiesta, Halloween Fiesta and meeting to show respect for the elderly</div></div> <div></div>
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● Safety/security and environmental beautification

The Residents' Association implements “safety/security” and “environmental beautification” as “activities to make the community a pleasant one to live in”. These activities are led by the relevant working groups as shown below.

<p>Safety/security</p>	<p>Disaster Prevention Working Group</p> <ul style="list-style-type: none"> • Educational activities on disasters for residents • Establishment of a system to deal with disasters • Disaster prevention drills and study meetings 
	<p>Crime Prevention Working Group</p> <ul style="list-style-type: none"> • Regular patrols • Identification of dangerous sites within Morino City • Efforts to improve identified dangerous sites 
<p>Cleaning activities</p>	<p>Clean Green Working Group</p> <ul style="list-style-type: none"> • Cleaning events by volunteering residents 

REVENUE AND EXPENDITURE RESULTS

Comparison between revenue and expenditure shows that the revenue exceeds the expenditure every fiscal year, generating a surplus. Such surplus is carried forward to the following fiscal year as reserve funds.

Fig.1-6 Comparison of revenue and expenditure in each fiscal year (FY 2015 - FY 2021)

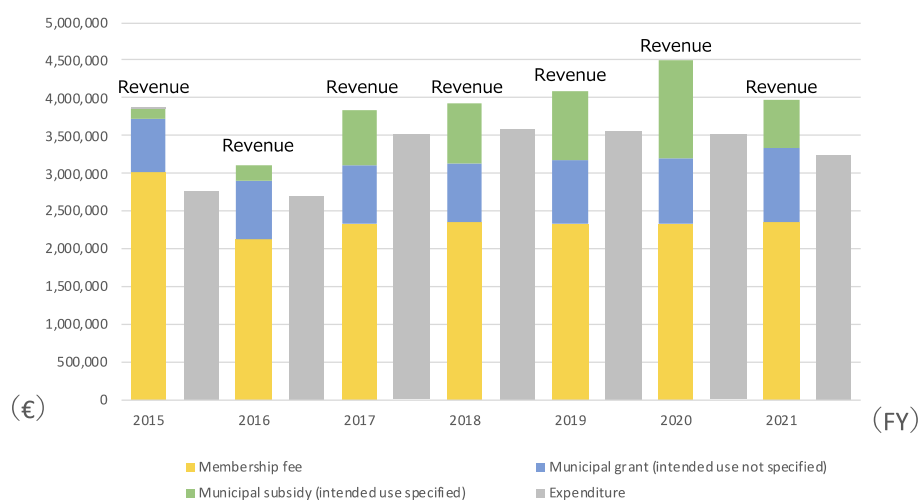
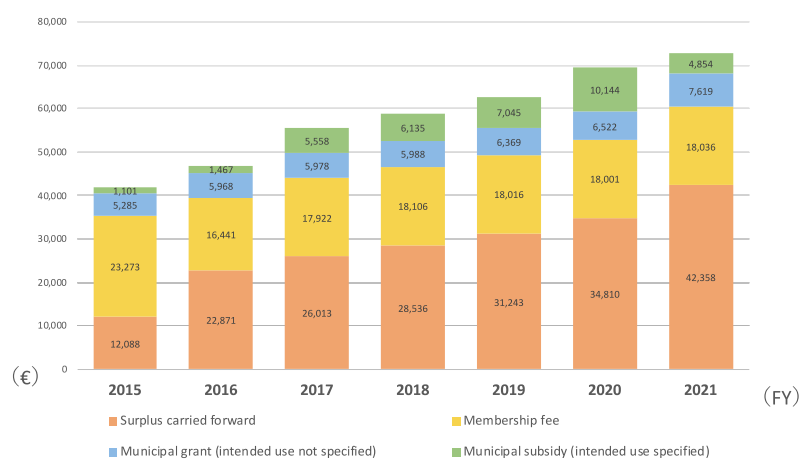


Fig.1-7 Historical changes of the total of annual revenue and reserve funds (FY 2015 - FY 2021)



FINANCIAL MANAGEMENT

REPORTING AT THE GENERAL MEETING OF THE RESIDENTS' ASSOCIATION

In June every year, the trustee in charge of book-keeping of the Residents' Association reports the settlement of accounts for the previous fiscal year and explains the draft budget for the current year to residents at the General Meeting of the Residents' Association. The draft budget for the current year is approved by a resolution passed at the General Meeting.

The revenue and expenditure are duly reported every year to ensure the appropriate management of the accounts.

Fig.1-8 Implementation report for the general meeting of the residents' association - Morino City News: August, 2016 Issue ("Morino City News", the newsletter published by the Residents' Association)

平成 27 年度通常総会へのご参加ありがとうございました。

平成 28 年 6 月 25 日（土）に行われた平成 27 年度森のシティ自治会通常総会にお忙しいところご参加いただき、誠にありがとうございました。おかげさまですべての議案を可決することができました。今期活動については主幹事業であるクリーングリーン・あんしんあんぜん・イベントそれぞれのワーキンググループ活動を中心に、自治会として連携の取れる公的機関・自治連合会とのコンタクト強化につとめてまいります。この街に住む皆様にとって有効な活動となるよう、取り組んでゆきたいと思っておりますのでよろしくお願い申し上げます。



森のシティ自治会 平成 27 年度通常総会 開催報告

【開催日時】	6 月 25 日（土）	14：00～15：40	
【会場】	クラブハウス 3 階マルチルーム		
【出席会員数】	53 名 委任状数 1021 名（会員総数 1392 名）		
【議案採決】	第 1 号議案	平成 27 年度活動報告（案）	可決
	第 2 号議案	平成 27 年度会計報告（案）	可決
	第 3 号議案	平成 28 年度活動計画（案）	可決
	第 4 号議案	平成 28 年度予算案（案）について	可決
	第 5 号議案	会則改正（案）について	可決
	第 6 号議案	平成 28 年度委員（案）について	可決

REVENUE AND EXPENDITURE MANAGEMENT EFFORTS

For the proper operation of the Residents' Association, it is crucial to prevent falsification of the accounts and to conduct proper revenue and expenditure management. Meanwhile, as the position of trustee in charge of book-keeping of the Residents' Association is based on a yearly rotation system, the trustee of a certain year may lack knowledge of book-keeping. Because of this, rules have been established to ensure adequate revenue and expenditure management which can be easily performed by anyone.

- Disclosure of the account balance statement

Prior to FY 2016, the balance statement for the bank account of the Residents' Association was not publicly disclosed even though the revenue and expenditure were reported at the Annual General Meeting. Since FY 2016, this statement has been disclosed at the Annual General Meeting of the Residents' Association to prevent any falsification of the account.

- Preparation of revenue and expenditure management form

An input form was prepared to allow anyone to easily conduct proper revenue and expenditure management. Using this form, the accounts receivable are recorded and the differences between the budgeted amounts and actual amounts are made clear.

Reference: Interview with a former trustee in charge of book-keeping

Former trustee in charge of book-keeping (in 60's/number of family members: 2)

As I had worked as an accountant for a long time at my place of work, I wanted to work as a book-keeper for the Residents' Association.

Because someone becoming the book-keeper for the Residents' Association sometimes lacks book-keeping knowledge, I believe that it is a daunting task for such a person to learn the necessary work to perform this duty in an appropriate manner during the term of office.

Because of this, I tidied up the management procedure during my own term of office so that anyone can easily conduct book-keeping in a proper manner. Book-keeping is not showy work but any mistake can lead to a serious problem.

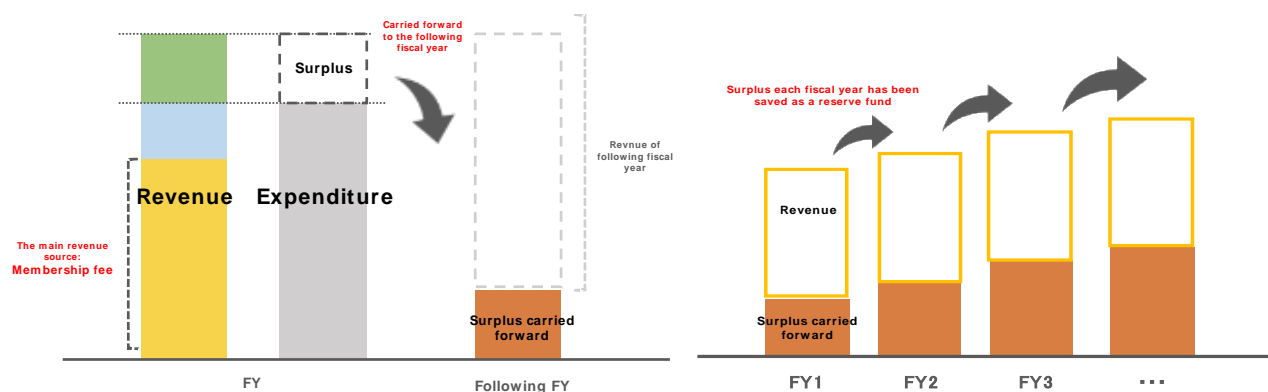
Although I have finished my term of office, I am willing to give advice to any trustee in charge of book-keeping if there is a problem.

Personally, I think it is important to construct a grand design for the Residents' Association. I hope to see "the formulation of a five year or even 10 year operation plan on how and where the funds of the Residents' Association will be used".

EVALUATION : <ECONOMIC ASPECT>

The main revenue source of the Residents' Association is the membership fee and this situation has not changed since FY 2017 when the Developer ended its assistance for activities of the Residents' Association. The participation rate of residents has been high at around 90%, providing a stable source of revenue. Municipal grants and subsidies have acted as secondary revenue sources, providing working funds for various activities. The annual balance has recorded a surplus each fiscal year and this surplus has been saved as a reserve fund.

Fig.1-9 Financial situation of the Residents' Association



Apart from activities related to indicators, residents have made voluntary improvements to ensure better revenue and expenditure management. Those residents with professional knowledge and experience have shared their knowhow and the management of the Residents' Association has been steadily improved by the residents themselves.

In view of the above, it is appropriate to say that the Morino City Residents' Association has practiced proper revenue and expenditure management to ensure the continuity of various activities.

CONCEPT3- 2 <ENVIRONMENTAL ASPECT/ENERGY> EVALUATION INDICATORS

CONCEPT4- 2 <ENVIRONMENTAL ASPECT/ENERGY> IMPROVEMENT EFFORTS AND EVALUATION

EVALUATION INDICATORS: POWER CONSUMPTION AND CO₂ EMISSION VOLUME

A new electricity tariff was introduced for condominiums in Morino City in FY 2013. Meanwhile, the Developer conducted a demonstration test from FY 2013 to FY 2014 with 500 households to investigate what effect the Energy Management System (EMS) had on reduction of the peak electricity demand and energy saving. This test subsequently proved the effectiveness of the EMS.

In this Step4 application, the mean power consumption and the mean CO₂ emission volume of Condominium Block 1 are set as indicators for the environmental aspect/energy. It is said that the implementation of energy saving for a long time causes "energy saving fatigue". By tracing the changes since FY 2014, whether or not an environment-friendly lifestyle has infiltrated residents can be checked.

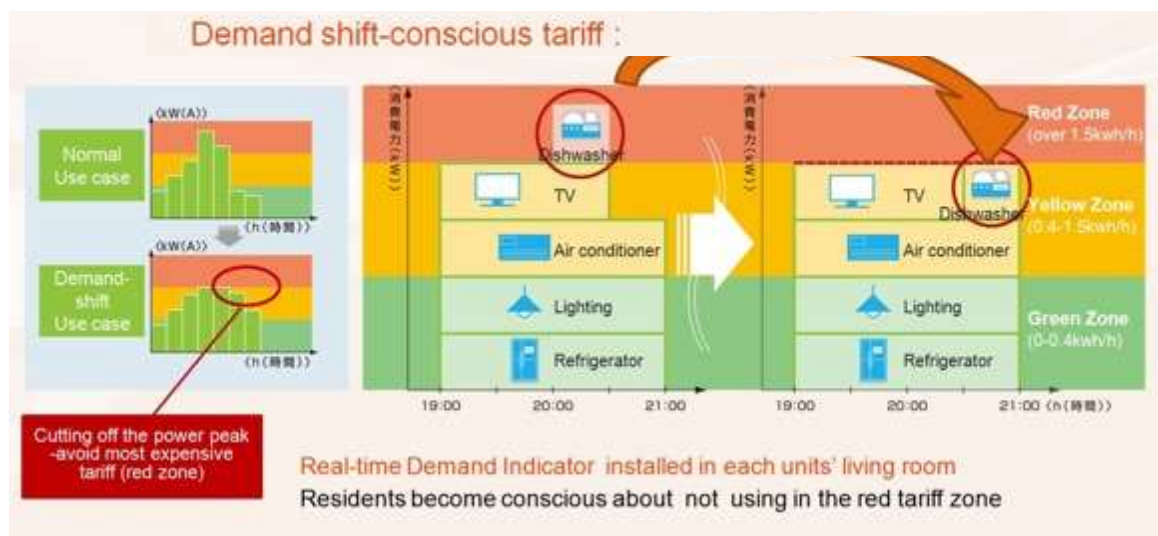
(FY 2013) ENERGY MANAGEMENT SYSTEM (EMS) INTRODUCED TO CONDOMINIUMS

An electricity tariff with the following characteristics has been introduced to all condos in Morino City.

- A smart meter measures the power consumption of each condo.
- The unit price of electricity is determined based on the electricity consumption in a unit period of 30 minutes.
- Reduction of the peak electricity demand is encouraged by a lower unit price which is achievable with lower power consumption in each 30 minute unit period.

Table.1-8 Outline of the new electricity tariff

Displayed Color	Power Consumption in 30 Minutes	Unit Price
Red	Over 1.5 kwh	Approx. 40% higher than the green price
Yellow	0.4-1.5 kwh	Approx. 20% higher than the green price
Green	0-0.4kwh	Base (green price)



The visualization of energy supply has been put into practice. A panel is installed at a point visible from the living room or kitchen of each condo and displays the real-time power consumption.

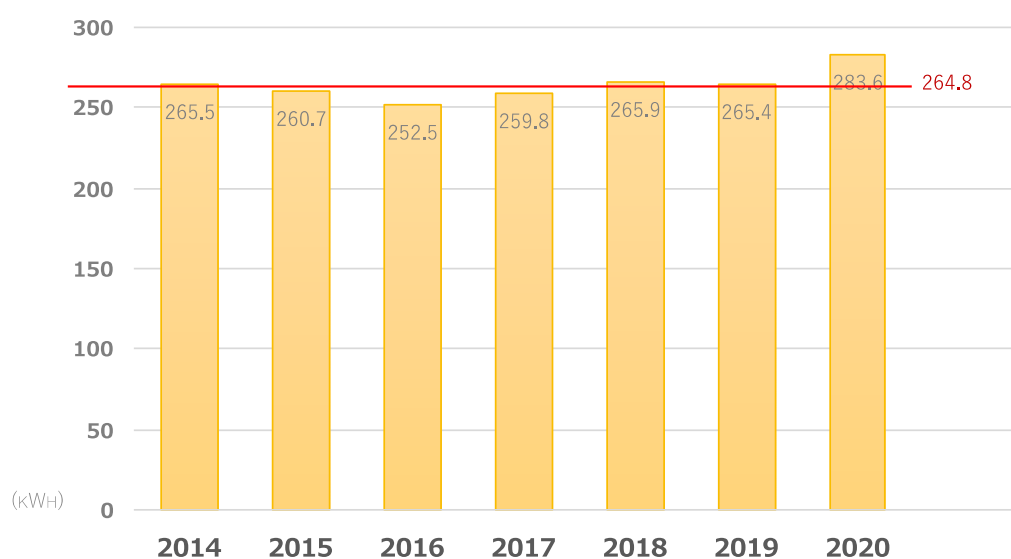
Fig.1-10 Images of displaying the state of power consumption



(FY 2014 - FY 2020) ACTUAL POWER CONSUMPTION

The mean monthly power consumption per household was 264.8 kWh for the seven period from FY 2014 to FY 2020.

Fig.1-11 Mean monthly power consumption per household (for 334 households in Block 1) (FY 2014 - FY 2020)



● Power consumption over the seven year period

When the mean monthly power consumption is compared in the seven year period, the consumption levels in the sixth and seventh years (FY 2018 and FY 2019) were the same as in the second year (FY 2014) from moving in, indicating that there were no significant changes.

- Increase by 7% due to the COVID-19 pandemic in FY 2020

In Japan, infection by COVID-19 began to spread mostly in urban areas from around March, 2020, resulting in the declaration of a state of emergency. Throughout the year, staying at home was encouraged and the subsequent increase of working at home is assumed to be the reason for the increased power consumption in FY 2020.

Table.1-9 Ratio (%) of power consumption in each fiscal year to average mean monthly power consumption (264.8 kWh) for the seven year period

* Data for FY 2013 is omitted as residents of Block 1 moved in between March and May, 2013.

	Mean Monthly Power Consumption (kWh)	Ratio to the Average
FY 2014 (2nd year from moving in)	265.5	0%
FY 2015 (3 rd year)	260.7	-2%
FY 2016 (4 th year)	252.5	-5%
FY 2017 (5 th year)	259.8	-2%
FY 2018 (6 th year)	265.9	0%
FY 2019 (7 th year)	265.4	0%
FY 2020 (8 th year)	283.6	+7%

- Decline of power consumption in FY 2016 due to cool summer and warm winter

The power consumption in FY 2016 was 5% lower than average. The power consumption in Japan is affected by the temperature in winter and summer when air-conditioning is used. The summer (June - August) of FY 2016 experienced much rain while the winter (December, 2016 - February, 2017) was warm. Because of these weather conditions, the use of air-conditioning in summer and winter in FY F016 was lower than usual, presumably causing a decline of the power consumption.

Fig.1-12 Mean power consumption by month (for 334 households in Block 1) and mean temperature in Chiba Prefecture (FY 2013 - FY 2021)



(REFERENCE) ACTUAL ANNUAL CO₂ EMISSION VOLUME FROM FY 2014 TO FY 2020

The CO₂ emission volume was calculated based on the power consumption.

※ CO₂ emission volume = power consumption x CO₂ emission coefficient

※ For the CO₂ emission coefficient, the value (0.442 kg- C/G) published by Tokyo Electric Power Company, which is the supply source of electricity, in July, 2021 is used.

The average CO₂ emission volume for the seven year period from FY 2014 to FY 2020 was 116.8 kg based on the mean monthly power consumption per household. The CO₂ emission volume is largely in proportion to the power consumption.

Fig.1-13 Mean monthly CO₂ emission volume by household and by fiscal year (for 334 households in Block 1) (FY 2014 ~ FY 2020)

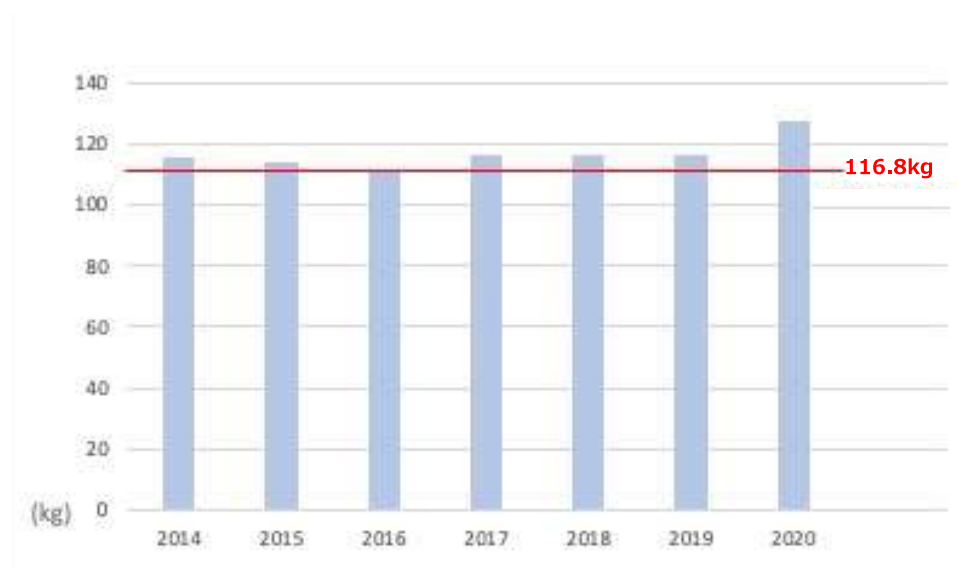


Table.1-10 Ratio (%) of CO₂ emission volume in each fiscal year to the average mean monthly CO₂ emission volume (116.8 kg) for the seven year period

	Mean Monthly CO ₂ Emission Volume	Ratio to the Average
FY 2014 (2 nd year from moving in)	115.9	-1%
FY 2015 (3 rd year)	113.8	-3%
FY 2016 (4 th year)	111.3	-5%
FY 2017 (5 th year)	116.3	0%
FY 2018 (6 th year)	116.5	0%
FY 2019 (7 th year)	116.5	0%
FY 2020 (8 th year)	127.3	+ 9%

EVALUATION: <ENVIRONMENTAL ASPECT/ENERGY>

● Power consumption

From the initial moving in in FY 2014 to FY 2019, the annual power consumption did not significantly change. Residents have maintained their awareness of energy saving, which they developed at the time of moving in, without experiencing “energy saving fatigue”.

- In FY 2020 which was affected by the COVID-19 pandemic, power consumption increased by 7% from the base level as a result of the government request “TO STAY AT HOME”.
- The total fertility rate (TFR) for condominium residents in Morino City exceeds 2.6, boosting the number of family members per household. Normally, when the number of dwellers per household increases, the power consumption shows a tendency to increase. In Morino City, however, this does not appear to be the case, suggesting the continuation of the environment-friendly lifestyle observed at the time of original moving in.

Reference: Number of primary school children in Morino City



The Developer conducted a survey in FY 2016 on the number of primary school children living in condominiums in Morino City. In FY 2016 which was the third year since the original moving in, the number was 214. The number was then estimated to increase to 701 in FY 2021. This is an amazing increase in Japan where the trend of a birth rate decline has been prominent.

Table.1-11 Estimated number of primary school children living in condominiums in Morino City

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Grade1	66	96	121	146	126	146
Grade2	54	66	96	121	146	126
Grade3	31	54	66	96	121	146
Grade4	34	31	54	66	96	121
Grade5	14	34	31	54	66	96
Grade6	15	14	34	31	54	66
Total	214	295	402	514	609	701

● Results of interviews with residents

The interviews with residents found that the EMS introduced by the Developer had maintained an environment-friendly lifestyle.

	<p><u>Trustee of the Residents' Association (in 60's; number of family members: 2)</u></p> <p>The panel installed in each condo provides information on real-time power consumption. Residents have naturally become mindful of energy saving in their daily lives, referring to such information.</p> <p>Because of the panel, I have learned that power consumption is low at night. In my household, we are careful about how much power we use during the day. Having such information to guide us is really useful as it makes us careful about how much power we are consuming in our daily lives.</p>
	<p><u>Former trustee of the Residents' Association (in 30's; number of family members: 2)</u></p> <p>A mechanism whereby the electricity tariff changes depending on the use of electricity has been introduced for condominiums in Morino City. This is a distinctive characteristic of these condominiums. As each condo has a panel which provides information on power consumption, we can live our daily lives with awareness of the level of our routine power consumption.</p> <p>As Morino City is a community endowed by the concept of "environment-friendly", I would like to proceed with many more relevant activities.</p>

CONCEPT3- 2 <ENVIRONMENTAL ASPECT/GREENING>: EVALUATION INDICATORS

CONCEPT4- 2 <ENVIRONMENTAL ASPECT/GREENING>: IMPROVEMENT EFFORTS AND EVALUATION

EVALUATION INDICATORS: OPERATIONAL STATUS OF ENVIRONMENTAL PROGRAMS

The environmental indicator set by the Developer at the time of application for Step3 Certification was "sharing of environmental awareness among residents". The Developer provided environmental programs, including greening activities, aimed at making residents voluntarily practice an environment-friendly lifestyle.

For Step4 application, evaluation focuses on whether or not environment-friendly activities have continued through greening activities and cleaning/beautification activities by residents.

Operational status of environmental programs (greening activities)

1. Green Curtain Project P.32
2. Gardeners' Group P.35
3. Clean Green Action P.38

EVALUATION INDICATOR 1: ENVIRONMENTAL PROGRAM “GREEN CURTAIN PROJECT”

(FY 2013 - FY 2016) GREEN CURTAIN PROJECT: PROGRAM PROVIDED BY THE DEVELOPER

● Green Curtain Project

The Developer aimed at nurturing environmental awareness and reducing the air-conditioning load in summer by means of creating green curtains on the balconies. For this purpose, the Developer arranged the balconies so that green curtains would be able to grow on them.

In FY 2013, the Green Curtain Project was selected as a model project by the Ministry of the Environment. The Developer organized the Green Curtain Course in FY 2013 and FY 2014 in which 273 households participated. Through this participation, the residents developed environmental awareness and affection for the community.

Fig.1-14 Growing Guide 2014/Growing Guide



Fig.1-15 Questionnaire survey with participants (FY 2014)



(FY 2013 - FY 2016) LAUNCH OF THE GARDENERS' GROUP AND HANDING OVER OF THE GREEN CURTAIN PROJECT TO RESIDENTS

In response to an appeal made by the Developer, residents who liked gardening gathered together to form the Gardeners' Groups. These groups conduct greening activities in places for common use and have been responsible for green curtain extension activities since FY 2014.

(FY 2016 -) OPERATIONAL STATUS OF THE GREEN CURTAIN PROJECT



- The number of households growing a green curtain has shown a slightly declining trend since FY 2017. Even though the total number of households growing a green curtain has declined, many households continue this practice. The Gardeners' Groups have adopted some ideas, including the free distribution of seedlings, designed to increase the number of households growing a green curtain.
- In FY 2020, the number of households growing a green curtain declined because the distribution of seedlings by the Gardeners' Groups did not take place due to the implementation of COVID-19 control measures.
- Although the number of households growing a green curtain has declined, the Gardeners' Groups have continually implemented extension activities since FY 2017. A green curtain provides residents the opportunity to grow greenery, resulting in various greening activities in Morino City.

Fig.1-16 Green curtain extension activities by the Gardeners' Groups

- Sale of seedlings, compost and fixtures
- Advice on growing a green curtain in the Newsletter



Other activities: the green curtain course, recording of the growth situation of green curtains, etc.

	<p><u>Former trustee of the Residents' Association</u> (in 30's; number of family members: 3)</p> <p>I attended the Green Curtain Course when we moved in and received some seedlings. I have since grown a green curtain every year.</p> <p>While I sometimes feel it is tiresome, I am fond of the plants when they start to grow. This was the first time I had grown plants in my life as I moved to Morino City.</p>
	<p><u>Former trustee of the Residents' Association</u> (in 50's; number of family members: 3)</p> <p>I still grow a green curtain. While it is difficult to grow it into an ideal shape, I change the plants which I grow every year.</p> <p>Even though the number of people growing a green curtain has fallen, I think that we would have a lovely landscape if a green curtain belt ran along the condominiums.</p>

(FY 2021 - FY 2022) COVID-19 PANDEMIC AND RESTARTING OF THE GREEN CURTAIN EXTENSION ACTIVITIES

FY 2021 saw the restarting of the green curtain extension activities which had been suspended due to the impact of COVID-19. Meetings were held to distribute seedlings and growing kits to create green curtains (May, 2021 and May, 2022).

Fig.1-17 FY 2021 Green Curtain Extension Activities Report ("Community Letter", newsletter of the Condominium Management Association, July, 2021)



EVALUATION INDICATOR 2: ENVIRONMENTAL PROGRAM: “GARDENERS’ GROUP”

(FY 2017 -) PERFORMANCE OF THE GARDENERS’ GROUPS

Since the launch of the Green Curtain Project, various greening activities have been conducted in Morino City. One such activity is the Gardeners’ Group. A survey conducted in FY 2021 found that the Gardeners’ Groups have been making various efforts since FY 2017. Interviews with the group members revealed a strong commitment to greening and environmental beautification as well as affection for the community.

Meanwhile, the results of the questionnaire survey with residents confirm that the activities of the Gardeners’ Groups have led to environmental awareness and affection for the community among other residents.

Fig.1-18 Some activities of the Gardeners' Groups

Planting and tending of flowers



Gardening course: distribution of flower seedlings

Distribution of green curtain seedlings



Stall at a festival in Morino City



Potato digging (using the roof-top vegetable garden of a commercial facility in the area)



Hydro-culture course





Making a Christmas wreath




Nurturing of medaka (Japanese rice fish) at the rooftop of a supermarket



Reference: Interviews with the Gardeners' Groups

	<p><u>Gardeners' Group member</u> <u>(in 70's; number of family members: 2)</u></p> <p>I joined a Gardeners' Group right at the beginning. I love greenery and hope to fill our town with it so that it matches its name (mori = forest). I love this town. This is my reason to be involved in the activities of the Gardening Group. I want to take care of our town, to make it better and to make it my home. This is what I hope for.</p>
	<p><u>Gardeners' Group member</u> <u>(in 70's; number of family members: 2)</u></p> <p>Before moving to Morino City, I lived in a detached house with many flowering trees. After moving in, I felt lonely without plants and joined a Gardeners' Group. Every day is now fully of joy and satisfaction as I am in continual contact with greenery while participating in various community activities. I want to make our town better to the extent that it is the envy of people in other areas. This must be because of my affection for this town.</p>

Reference: Interview with a resident who is not a Gardening Group member

	<p><u>Former trustee of the Residents' Association</u> <u>(in 30's; number of family members: 3)</u></p> <p>Since my child was born, I have participated in potato digging organized by the Gardeners Groups. Even though I live in a condominium, I can experience the touching to soil. I believe that this is a very good experience for any child.</p>
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(FY 2021 - FY 2022) RESULTS OF GARDENERS' GROUP ACTIVITIES

The following activities were conducted for the purpose of greening and environmental beautification by the Gardeners' Group while measures to prevent COVID-19 infection were in place.

Table 1-12 Activities of the Gardeners' Group (FY 2021 - FY 2022)

Fiscal Year	Activity (Event) Title
2021	Green curtain extension activity in FY 2021 (seedling distribution meeting)
	Planting of green curtain seedlings at the Club House
	Meeting to experience the planting of potato seedlings
	Flower arranging class for children
	Sale and consultation meeting on gardening
	Meeting to experience potato harvesting
	Making of strawstars (handicraft class)
	Christmas arrangements workshop
2022	Spring flower bed group planting class

EVALUATION INDICATOR 3: ENVIRONMENTAL PROGRAM: "CLEAN GREEN ACTION" (CLEANING ACTION)

(FY 2013 - FY 2016) HISTORY OF "CLEAN GREEN ACTION"

- In Morino City, the Residents' Association arranges streets cleaning four times a year (twice up to FY 2015) as part of its efforts to create a comfortable community in which to live and volunteers participate in this streets cleaning. (A. Streets cleaning by resident volunteers)
 - In FY 2015, in response to a request made by some residents that "they wanted to tender trees in public gardens in Morino City", the Residents' Association won the contract with Funabashi City Council to clean these gardens. This cleaning work is conducted by several resident volunteer groups. The money received from the city for this work is paid to the participating groups by the Residents' Association. (B. Public garden cleaning entrusted by Funabashi City Council)
- These activities since FY 2017 are described in more detail next.

Fig.1-19 Streets cleaning by resident volunteers



Fig.1-20 Reporting of cleaning activities and appeal for participation - "Morino City News: October, 2019 Issue



(FY 2017 -) IMPLEMENTATION STATUS OF CLEAN GREEN ACTION (A. STREETS CLEANING ACTION BY RESIDENT VOLUNTEERS)

A. Streets cleaning by resident volunteers

- Streets cleaning by resident volunteers has been continually conducted four times a year from FY 2017. In FY 2020, however, some cleaning events were suspended to deal with the COVID-19 pandemic.
- The total number of participants per year has been between 130 and 160, indicating the continually active participation by residents even after FY 2017 except in FY 2020 when events were only held twice.

Table.1-13 Number of resident volunteers participating in streets cleaning

Fiscal Year	April	May	July	November	January	Total Number of Events	Total Number of Participants
2015	—	130	40	—	—	2	170
2016	25	50	18	75	—	4	168
2017	25	20	30	54	—	4	129
2018	25	40	30	65	—	4	160
2019	35	37	30	49	—	4	151
2020	Suspended	Suspended	31	Suspended	13	2	44

(FY 2021 - FY 2022) IMPLEMENTATION SITUATION OF “CLEAN GREEN ACTION” (A: STREET CLEANING BY RESIDENT VOLUNTEERS)

In FY 2021, the Residents’ Association organized street cleaning on four occasions as usual while noting the need to adopt COVID-19 infection prevention measures. As a result, the total number of volunteer participants in FY 2021 was 152 which was as many as previous years to conduct street cleaning.

Table.1-14 Number of Volunteers Participating in Street Cleaning (April, 2021 - January, 2022)

Fiscal Year	April	May	July	November	January	Total No. of Street Cleanings	Total No. of Participants
2021	43	44	37	28	—	4	152

Fig.1-21 Recruitment of Volunteers for Street cleaning, Incorporating Cooperation for “Infection Control Measures” - Morino City News: May, 2021 Issue



(FY 2017 -) IMPLEMENTATION STATUS OF CLEAN GREEN ACTION (PUBLIC GARDEN CLEANING ENTRUSTED BY FUNABASHI CITY COUNCIL)

With the public garden cleaning entrusted by Funabashi City Council, the required number of cleaning events is set by the Council. Since FY 2017, the actual number of cleaning events held has exceeded the number set by the Council.

Table.1-15 Number of participants of public garden cleaning entrusted by Funabashi City Council

Fiscal Year	Number of Gardens	Number of Cleaning Events Held		Number of Participating Groups
		Condition set by Funabashi City	Number of Events Held	
2015	2	48	44	15
2016	3	72	60	9
2017	3	72	78	8
2018	3	72	78	8
2019	3	72	78	8
2020	3	72	84	12

- Ideas adopted by the Residents' Association for public garden cleaning

The Residents' Association has prepared a cleaning manual and check list to ensure that cleaning is properly conducted. The Association has also organized study meetings for the participating groups to share the cleaning procedure and other relevant matters.

(FY 2021 - FY 2022) "CLEAN GREEN ACTION" (B: PUBLIC GARDEN CLEANING ENTRUSTED BY FUNABASHI CITY COUNCIL)

In FY 2021, The Clean Green Action took place as shown in the table below. With 12 groups of volunteers, the number of cleaning events exceeded the condition set by Funabashi City Council as in the case of recent years.

Table.1-16 Number of Participants of Public Garden Cleaning Entrusted by Funabashi City Council (April, 2021 - March, 2022)

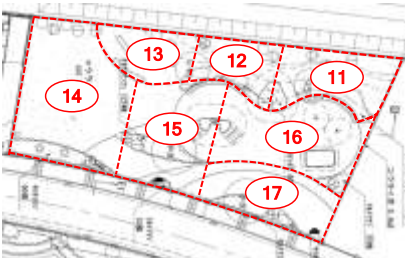
Fiscal Year	Number of Gardens	Number of Cleaning Events Held		Number of Participating Groups
		Condition set by Funabashi City	Number of Events Held	
2021	3	72	84	12

Fig.1-22 A cleaning manual and check list prepared by the Residents' Association

つつじ公園 清掃分担表

担当グループ全体で効率よくきれいな状態を保てるように作業ごとに分担しています。下記項目の実施にご協力ください。

- ✓ ごみ拾い・清掃 公園全体を行ってください。
- ✓ 砂掃き タイル、歩道の砂を掃き込んでください。(区画17)
- ✓ 除草 下図表に割り当てられた区画を実施してください。
- ✓ 施設点検 公園全体異常がないかチェックして報告書へ記入。



担当グループ	区画番号	担当グループ	区画番号
4月前半	全体清掃	10月前半	公園クリーン2016
4月後半	将棋愛好会	10月後半	チームひまわり
5月前半	働き者達	11月前半	ごみゼロ活動
5月後半	ごみゼロ活動	11月後半	ロケニ
6月前半	将棋愛好会	12月前半	子ども委員会(9)
6月後半	ガーデナーグループ	12月後半	チームひまわり
7月前半	全体清掃	1月前半	働き者達
7月後半	将棋愛好会	1月後半	チームひまわり
8月前半	公園クリーン2016	2月前半	チームひまわり
8月後半	公園クリーン2016	2月後半	チームひまわり
9月前半	公園クリーン2016	3月前半	チームひまわり
9月後半	公園クリーン2016	3月後半	木上

公園清掃実施報告書 つつじ公園

森のシティ クリーングリーンワーキンググループ


実施日	月	日	開始時刻	終了時刻
グループ名				
実施者名				

備品貸出表 使用品目の数を記入。返却時に数を確認して「返却」に○をする

貸出(確認)品	数	返却(確認)品	数
ビニール		草子	
ほうき		ちりとり	
の手		ゴミ袋(100L)	
三角ホー(黄)		三角ホー(黄)	
鎌		雑草抜き	
剪定ハサミ		雑草用スコップ	
その他			

清掃内容 実施した内容に○をする。特記事項には気づいた点、次グループへの申し送りを記入。

実施内容	特記事項
清掃	
除草	
設備点検	



蜂の巣、危険箇所があった場合は、クラブハウスへご連絡をお願いします。



Table.1-17 Conditions set by Funabashi City Council to entrust the public garden cleaning work

Number of cleaning events	72 times/year (24 times/year x 3 gardens)
Number of participants	Approx. 2 ~ 5

Table.1-18 Rules set by the Residents' Association to conduct the public garden cleaning work

Number of cleaning events	90 times/year (30 times/year x3 gardens) of which 12 times are held as streets cleaning by resident volunteers
Number of participants	5 or more

EVALUATION: < ENVIRONMENTAL ASPECT/GREENING >

Since FY 2014, green curtain extension activities have been continuously implemented by the Gardeners' Groups formed in response to an appeal made by the Developer. In addition, it has been found that various greening activities are actively ongoing and that these activities are boosted the interest of residents in greenery.

In regard to cleaning activities, many residents have participated and continue to participate in such activities even since FY 2017.

Based on the above, it is concluded that greening activities and cleaning activities in Morino City continue to take place by residents, indicating the continuity of environment-friendly actions led by residents.

CONCEPT3-3 <SOCIAL ASPECT> EVALUATION INDICATORS

CONCEPT4-3 <SOCIAL ASPECT> IMPROVEMENT EFFORTS AND EVALUATION

The evaluation item for the social aspect at the time of Step3 application was the “voluntary participation of residents in area management activities”. For this purpose, the Developer set the following four evaluation indicators.

- Four evaluation indicators set by the Developer
 - 1) Participation rate of residents in the Residents' Association
 - 2) Number of events organized by the Residents' Association
 - 3) Number of clubs and circles in Morino City
 - 4) Questionnaire survey with residents

In this Step4 application, whether or not residents have been continuing their proactive participation in area management activities is evaluated based on the actual situation of area management activities by residents since FY 2017 in addition to the evaluation of those indicators listed above.

EVALUATION INDICATOR 1: PARTICIPATION RATE OF RESIDENTS IN RESIDENTS' ASSOCIATION

PARTICIPATION RATE IN RESIDENTS' ASSOCIATION (RESIDENTS)

The total participation rate in the Residents' Association for the condominium blocks and detached housing block is 89% as of FY 2021, a 2% decline from the FY 2016 level but still high. Relocation and sale are the main reasons for membership withdrawal.

Fig.1-23 Resident members: Historical changes of the number of participating households and participation rate (FY 2016 - FY 2021)

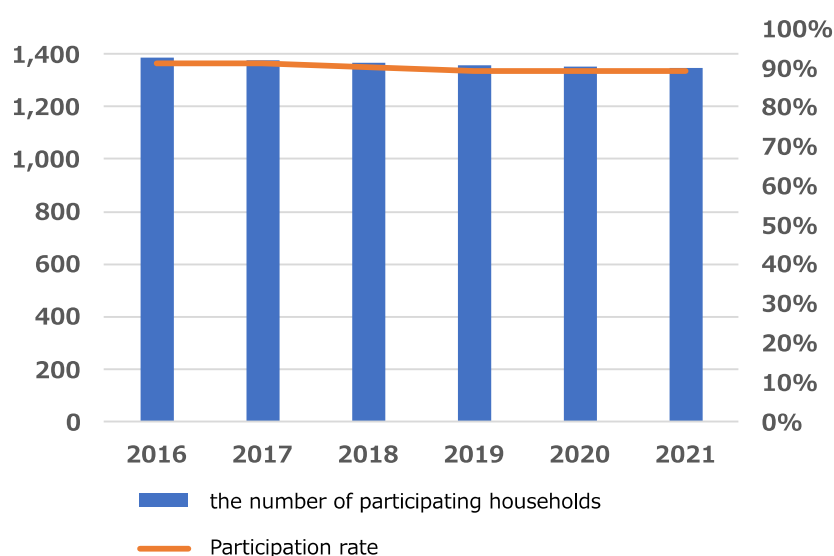


Table.1-19 Resident members: Table of historical changes of the number of participating households and participation rate

Fiscal Year	2016	2017	2018	2019	2020	2021
Condominium blocks (1,497 households)	1,345	1,337	1,327	1,315	1,312	1,304
Detached housing block (42 households)	42	42	42	42	42	42
Total number of participating households	1,388	1,380	1,370	1,358	1,355	1,346
Participation rate	91%	91%	90%	89%	89%	89%

PARTICIPATION RATE IN RESIDENTS' ASSOCIATION (RESIDENTS) (APRIL, 2022)

- The FY 2021 level of the rate of participation in the Residents' Association of 89% was maintained (as of April, 2022).
- 21 households have newly joined the Residents' Association (FY 2021 - FY 2022)

Table.1-20 Resident members: Table of historical changes of the number of participating households and participation rate

Fiscal Year	2021	2022	
Condominium blocks (1,497 households)	1,304	1,325	+ 21
Detached housing block (42 households)	42	42	0
Total number of participating households	1,346	1,367	+ 21
Participation rate	89%	89%	0

IMPLEMENTATION OF ACTIVITIES TO BOOST THE PARTICIPATION OF THE RESIDENTS' ASSOCIATION TO MAINTAIN THE PARTICIPATION RATE

The Residents' Association conducts the following activities to boost the understanding of its activities among residents to maintain the participation rate.

- 1) Distribution of leaflets during events organized by the Residents' Association explaining its roles and activities
- 2) Sharing of information on the number of member households and planned activities among residents at the General Meeting
- 3) Distribution of the "Morino City News", the newsletter published by the Association, to all the households (including those households which have not joined the Residents' Association)

Fig.1-24 "Morino City News: February, 2020 Issue



February, 2020 Issue
Reporting on "Halloween Fiesta", an event organized by the Residents' Association



February, 2019 Issue
Report on cleaning activities and appeal for participation

EVALUATION INDICATOR 2: NUMBER OF CLUBS AND CIRCLES IN MORINO CITY

(FY 2013 - FY 2020) COMMUNITY CLUB, GROUPS AND CIRCLES OF CONDOMINIUM RESIDENTS

The Developer created the Condominium Management Association covering 1,497 households living in the condominiums.

The Community Club was then established as a subordinate body of this association as a body to bind residents across the different generations. The following three principal groups and 28 – 30 clubs and circles are registered with the Community Club and conduct their respective activities.

Table.1-21 Groups and circles approved by the Condominium Management Association

	Activity Field	Activity	Number of Groups, etc.
Principal Groups *Supported by the Association's budget	Gardeners' Group	Creation of a good environment through greening	3
	Mother & Kids Group	Arrangement of parent-child events	
	Library Group	Management of books in the library space	
Circles *Not supported by the Associations' budget	Dance	Hula dancing, hip-hop and ballet	28~30
	Sport	Exercise, Yoga, Karate and Blowpipe	
	Art	Big band, singing, piano and calligraphy	
	Study	English conversation and aromatherapy	
	For children	English conversation, dance, piano and eurythmics	

Reference: Interview with a resident participating in club or circle activities

	<p><u>Representative of the Forest City Big Band, a jazz band (in 40's; number of family members: 2)</u></p> <p>Members: 13 (including those living outside Morino City)</p> <p>Age range: 20 ~ 70 years old</p> <p>Activities: Practice twice a month at a community center or studio in the shopping mall in the area. Holding of a regular concert at the Club House in March every year.</p>
	<p>(Motivation for activity)</p> <p>It is very enjoyable to play in front of many people. As a band which has the name of the community, we play at community events, such as the summer festival and Halloween fiesta. It is very good to have the opportunity to play. I also want to see our band improve.</p>



(FY 2018 -) ESTABLISHMENT OF THE “SENIORS’ CLUB” AS A SUBORDINATE BODY OF THE RESIDENTS’ ASSOCIATION

● Background of the establishment of the “Seniors’ Club”

The Seniors’ Club was established in FY 2018 based on a strong wish of the first president of the Morino City Residents’ Association to “create a place for the older generation to cooperate with each other and act together”. He actively promoted various activities of the Residents’ Association as its president from FY 2013 to FY 2015. At the time of its establishment, the number of members totaled 108 with the oldest person being 89 years old.



Mr. K, first president of the Residents’ Association

Table.1-22 Outline of the Seniors’ Club

Establishment	March, 2018
Membership eligibility	In principle, 60 years of age or older
Number of members	104 (as of July, 2021) Since its establishment, the number of members has always been more than 100 and this is one of the largest seniors’ clubs in Funabashi City.
Concrete activities	Short trips; tea parties; art exhibitions; concerts; participation in local streets cleaning and other events; circle activities

Fig.1-25 Circle activities within the Seniors' Club

Art Club



Voice training Club



Other: rehabilitation exercises, golf, etc.

- Encouragement of the participation of the older generation in community activities

The Seniors' Club provides the older generation of Morino City with the opportunity to connect with the local community and play a positive role in the community. It can be said that the Seniors' Club contributes to the achievement of a healthy life which is worth living.

- Activities of the older generation

Through interviews, it was found that the older generation is positively involved in activities which contribute to the community.

(FY 2020 - FY 2021) SELF-IMPOSED CONTROL AND RESTARTING OF ACTIVITIES IN THE MIDST OF THE COVID-19 PANDEMIC


People infected with COVID-19 began to emerge in Japan in the spring of 2020. In view of such social circumstances, the Seniors' Club voluntarily refrained from its own activities from the spring of 2020.

In December, 2022, the Seniors' Club restarted its own activities based on the results of a questionnaire which asked the members "whether or not the Club could restart its activities".

Fig.1-26 Activities of the Seniors' Club in FY 2021: Walking and Study Visit to a Nearby Museum in December, 2021



Reference: Activities of the older generation in Morino City (based on an interview)

	<p><u>Childcare volunteer</u> (in 70's; number of family members: 2)</p> <p>I was thinking about what I could do for children and I began a volunteer scheme for childcare. I was alone at the beginning but the number has now grown to nine as more people wanted to do the same. This led to an invitation for us to attend the graduation ceremony at a local primary school. The children now greet us when we meet each other in the street. I am happy because it feels like I have many grandchildren.</p>
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(FY 2021 -) SMARTPHONE CLASS

The Seniors' Club has organized a smartphone class for the senior generation in cooperation with a local cell phone service provider (NTT DOCOMO).

Since the onset of COVID-19, a difficult situation has been continuing in Morino City in regard to the organization of events and club activities. As a countermeasure, the possibility of implementing community activities using a digital means is being considered. The smartphone class has been organized to provide the opportunity for the senior generation to familiarize themselves with digital tools.

VOLUNTARY ACTIVITIES BY RESIDENTS

The residents of Morino City are also engaged in voluntary activities which have no link to a specific organization.

Table.1-23 Examples of voluntary activities by residents

Voluntary childminding by volunteer fathers	A group of volunteer fathers take turns to ensure safety of children on their way to school.
Voluntary child safety activity on the way to school	Jointly conducted by volunteer residents and trustees of the Residents' Association

Fig.1-27 Voluntary child safety activity on the way to school



EVALUATION INDICATOR 3: NUMBER OF EVENTS ORGANIZED BY THE RESIDENTS' ASSOCIATION

Here, the subject of evaluation is the number of events organized by the Residents' Association.

EVENTS ORGANIZED BY THE RESIDENTS' ASSOCIATION

*Table.1-24 Events organized by the Residents' Association and annual number of events
(FY 2016 – FY 2020)*

Fiscal Year	Frequency	Events to Promote Affection for the Community (Number of Participants)	Activities Aimed at Creating a Comfortable Community for Living
2016	13	<ul style="list-style-type: none"> • Science and craft class for primary school children (25) • Halloween Fiesta/meeting to show respect for the elderly (600) • Spring Fiesta (300) • Tree planting ceremony to celebrate acquisition of EcoQuartier Certification (70) 	<ul style="list-style-type: none"> • Cleaning (4 times) • Work experiment (twice) • Health event (3 times)
2017	17	<ul style="list-style-type: none"> • Halloween Fiesta (500) • Meeting to show respect for the elderly (118) • Spring Fiesta (150) 	<ul style="list-style-type: none"> • Cleaning (4 times) • Work experiment (once) • Health event (9 times)
2018	12	<ul style="list-style-type: none"> • Spring Sports Fiesta (145) • Halloween Fiesta (200 households) • Meeting to show respect for the elderly (59) 	<ul style="list-style-type: none"> • Cleaning (4 times) • Work experiment (twice) • Health event (3 times)
2019	13	<ul style="list-style-type: none"> • Science and craft class for primary school children (28) • Meeting to show respect for the elderly (85) • Halloween Fiesta (250 households) 	<ul style="list-style-type: none"> • Cleaning (4 times) • Disaster prevention event (Once) • Work experiment (twice) • Health event (3 times)
2020	4	<ul style="list-style-type: none"> • Meeting to show respect for the elderly (cancelled) • Distribution of sweets for Halloween (555) • Science and craft class for primary school children (cancelled) 	<ul style="list-style-type: none"> • Cleaning (twice) • Disaster prevention event (once) • Work experiment (cancelled) • Health event (cancelled)

- More than 10 events are held every year

The performance up to FY 2019 shows that more than 10 events were continuously held every year. Events designed “to promote affection for the community” and activities and events aimed at “creating a comfortable community for living” were held throughout the year. The number of participants at individual events indicates continuous participation by many residents in these events. The number of events in FY 2020 was low because of the COVID-19 pandemic.

DETAILS OF EVENTS HELD

- Events to “promote affection for the community”

- Spring Fiesta

A sports meeting, etc. are held.



- Halloween Fiesta

A fancy dress contest and other events are held.



- Meeting to show respect for the elderly

This event is held to show respect for the elderly and to celebrate long lives. A souvenir is given to each senior resident.



- Summer Festival

Organized by the Condominium Management Association and assisted by the Residents' Association



- Events and activities aimed at creating a comfortable community for living

- Cleaning

Streets cleaning conducted by resident volunteers → Clean Green action (P.35)



- Disaster prevention drill

Drill to learn how to deal with a disaster for the purpose of developing disaster prevention awareness among residents



- Disaster prevention (earthquake) experience meeting

Meeting to experience a simulated earthquake for the purpose of developing disaster prevention awareness among residents



- Health event (cooperation with a business)

Organized by a local pharmacy for health checks and consultations/advice on medication



- Work experiment (cooperation with a business)

Visit by children to a local business to learn about the business and the work involved



- Work experiment (cooperation with a business)

Visit by children to a local business to learn about the business and the work involved
Participants learn about traffic safety with the cooperation of the Police







(FY 2020) EFFORTS BY THE RESIDENTS' ASSOCIATION IN THE MIDST OF THE COVID-19 PANDEMIC

In FY 2020, the Residents' Association cancelled many events and activities because of the COVID-19 pandemic. Facing a situation where regular annual activities and events could not be held, the Residents' Association still examined "what could be done for Morino City" and made the efforts described next.

The Residents' Association believes that various events and activities provide important opportunities for exchanges between residents as well as between residents and business and also develop a willingness to participate in area management activities on the part of individual residents.

Against this background, "how to continue with events and activities during the COVID-19 pandemic" is a challenge for the Residents' Association and new ways of holding events and opportunities for exchanges are being examined.

Table.1-25 Efforts of the Residents' Association in FY 2020

Event	Contents
<ul style="list-style-type: none"> The meeting to show respect for the elderly : Giving to each senior resident a souvenir 	<p>The meeting to show respect for the elderly was cancelled in FY 2020. Arrangements were made to deliver a souvenir directly to each senior resident of Morino City.</p>
Distribution of Halloween sweets	<p>Sweets were distributed to each Block, targeting primary school age children or younger.</p> <div style="display: flex; justify-content: space-around;">   </div>
Distribution of antiseptic solution	<p>In response to the opinion that "something could be done for residents using the unused budget due to the cancellation of events", antiseptic solution was distributed with the cooperation of a business member of the Residents' Association.</p> <div style="display: flex; justify-content: space-around;">   </div>

(FY 2021 - FY 2022) EVENTS ORGANIZED BY THE RESIDENTS' ASSOCIATION

- Because of the impact of COVID-19, the Residents' Association was obliged to cancel many events.
- Meanwhile, an event to distribute sweets for Halloween and an event to distribute antiseptic solution, both of which took place in FY 2020, were also implemented in FY 2021.

Table.1-26 Efforts of the Residents' Association in FY 2021

Fiscal Year	Frequency	Events to Promote Affection for the Community	Activities Aimed at Creating a Comfortable Community for Living
2021	5	<ul style="list-style-type: none">• Meeting to show respect for the elderly (cancelled)• Distribution of sweets for Halloween (958 recipients)• Participatory events without a large gathering (cancelled)• Events themed on education, the environment, etc. (cancelled)	<ul style="list-style-type: none">• Street cleaning (4 times)• Work experiment (cancelled)• Health events (cancelled)

(FY 2021 - FY 2022) START OF THE USE OF A REMOTE CONFERENCE SYSTEM

In FY 2021, the Residents' Association began the use of a remote conference system. Currently, meetings of the Residents' Association are held either at a real venue (Club House: see P. 64) or on-line. The use of a remote conference system has made it possible for the participants of a meeting to engage in lively discussions as in the case of a pre-COVID environment.

The Residents' Association plans to examine the viability of using on-line tools for various events. For FY 2022, the Residents' Association plans to organize its own meeting to show respect for the elderly as well as events using a remote conference system or with a small number of participants. ("The meeting to show respect for the elderly had been successfully held every year in cooperation with Funabashi City Council using a grant awarded by the Council. However, the grant has been suspended since FY 2020.") The knowledge obtained through such experimental events will then be used for other activities.

EVALUATION INDICATOR 4: QUESTIONNAIRE SURVEY WITH RESIDENTS

The annual questionnaire survey conducted by the Residents' Association is used as an evaluation indicator.

OUTLINE OF THE QUESTIONNAIRE SURVEY WITH RESIDENTS

To reflect the opinions of members, the Residents' Association conducts an annual questionnaire survey with its members. In this survey, the respondents can freely enter their questions, requests, etc.

Table.1-27 Outline of the questionnaire survey with residents

Timing	June every year before the General Meeting
Targets	All members of the Residents' Association
Purpose	To pick up questions and requests of residents so that their opinions can be reflected on the activities of the Association
Implementation method	The questionnaire is distributed along with materials for the General Meeting.

CATEGORIES OF REPLIES TO THE QUESTIONNAIRE

• While the number varies from one year to another, 10 ~ 30 questions, opinions and/or requests are returned each year. These are roughly classified in the following categories.

- 1) Operation of the Residents' Association
- 2) Environmental beautification of the area
- 3) Safety and security in the community
- 4) Events organized by the Residents' Association

Table.1-28 Number of questions, opinions and requests made in response to the questionnaire survey with residents

Fiscal Year	2016	2017	2018	2019	2020	2021
Number of Replies	22	No records	No records	12	32	21

REFLECTION OF RESIDENTS' VOICES ON ACTIVITIES OF THE RESIDENTS' ASSOCIATION

The opinions expressed in the questionnaire survey are used to improve various aspects of the operation of the Residents' Association. Concrete details are described in AXE2.

EVALUATION : <SOCIAL ASPECT>

A high rate of participation in the Residents' Association among residents of approximately 90% has been maintained. As residents understand the activities of the Residents' Association, these activities are continuing.

The number of events organized by the Residents' Association and number of active clubs and circles in Morino City indicate that various activities are ongoing after FY 2017.

The questionnaire survey conducted by the Residents' Association with residents that residents actively participate in activities of the Residents' Association because of their strong interest in improving Morino City.

Moreover, the latest survey found that since FY 2017, new efforts have been made in Morino City which reflect the residents' own awareness of pressing themes and desires. To be more precise, such efforts include the establishment of a Seniors' Club, volunteer activities by residents and efforts of the Residents' Association to deal with the COVID-19 pandemic. The Residents' Association has proactively been trying to improve its own activities and the community in general based on the replies to its questionnaire survey. (More concrete details are described in AXE2.)

Based on the above, it is evaluated that residents of Morino City have been continually participating in area management activities, autonomously finding problems/challenges, implementing the necessary actions and undertaking resident-led activities of the Residents' Association.

ADDITIONAL: RESIDENTS' REFLECTION OF ACTIVITIES OF THE RESIDENTS' ASSOCIATION

REFLECTION THROUGH WORKSHOPS AND FORMULATION OF FUTURE POLICIES FOR ACTIVITIES

In May, 2021, the Residents' Association organized Workshop#1 to reflect its activities up to that point and the challenges it was facing. This workshop was attended by former trustees of the Residents' Association along with the current trustees.

In June, 2021, the Residents' Association organized Workshop#2 to discuss the direction for the FY 2021 activities of the Association based on the challenges shared in Workshop #1.

In July, 2021, the Residents' Association organized Workshop #3 to discuss an action plan for FY 2021 based on the direction for activities discussed in Workshop #2.

The Developer provided assistance for the Association to organize these workshops.

- Outline of the workshops

Date: May 23 (Sunday), June 6 (Sunday) and July 7 (Saturday), 2021 (total: 3 times)

Participants: Residents' Association trustees for FY 2016 through FY 2020 and residents of the Gardeners' Group: total of 16 people

Venue: Club House and on-line conference

Fig.1-28 Scenes from the workshops (May and June, 2021)





Fig.1-29 Scene of a workshop (July, 2021)



POLICIES FOR ACTIVITIES OF THE RESIDENTS' ASSOCIATION FOR FY 2021 AND ACTUAL ACTIONS

Through a workshop, the policies for the activities of the Residents' Association for FY 2021 were compiled. The table below shows these policies for FY 2021 and the actions actually implemented as of June, 2022.

Table.1-29 Activity Policies of the Residents' Association as Decided by Residents and Actual Actions Implemented

※▶ : Actions implemented by June, 2022 ※○ : Planned actions for June, 2022 or later

Theme/Goal		Policy	
Operation of the Association	<ul style="list-style-type: none"> • Participation by as many residents as possible in activities of the Association • Continuation of lively activities 	<ul style="list-style-type: none"> • Transmission of information on activities to gain new participants (Continued) Transmission of information by newsletter, noticeboard, etc. (To be examined) Use of SNS Introduction of the Association during events 	<ul style="list-style-type: none"> ▶ Continued transmission of information ▶ Questionnaire survey on PR activities ▶ Distribution of an invitation/recruitment leaflet ▶ Implementation of remote conferences ○ Examination of possible use of SNS (continuing)
	<ul style="list-style-type: none"> • Smooth succession of trustees of the Association • Examination of an effective system for succession 	<ul style="list-style-type: none"> • Examination of a succession method and term of office 	<ul style="list-style-type: none"> ▶ Continued holding of the trustee position by some trustees selected in FY 2020 ○ Continued activities by some trustees on a volunteer basis
	<ul style="list-style-type: none"> • Strengthening of cooperation with business members • Active participation by business members 	<ul style="list-style-type: none"> • Establishment of good relationships with businesses • Examination by the Association of incentives for the participation of businesses • Examination of a method to alleviate the burden of participation by businesses 	<ul style="list-style-type: none"> ○ Planned interviews with businesses ○ Examination of viable cooperation measures (continuing)

Safe and secure community	Ensuring security and safety for children	<ul style="list-style-type: none"> • Strengthening of activities of the Traffic Safety and Crime Prevention Working Group (P.21) • Cooperation for child safety volunteer activities during children's walk to school • Strengthening of cooperation with the administration (Funabashi City Council, the Police, etc.) 	<ul style="list-style-type: none"> ▶ Assistance for recruitment of child safety volunteers ▶ Participation in discussions at schools and in the community ▶ Traffic safety event (cooperation of the Police)
	Disaster prevention measures	<ul style="list-style-type: none"> • Development of a system with better capability for execution • Improvement of the disaster prevention awareness 	<p>(Led by the Disaster Prevention Working Group)</p> <ul style="list-style-type: none"> ▶ Registration as a voluntary disaster prevention organization with Funabashi City Council ▶ Publication of the Disaster Prevention Newsletter ▶ Implementation of the "Disaster Prevention Questionnaire Survey" ○ Sorting of issues at the time of a disaster and examination of viable responses
Events	Examination of feasible events in the midst of the COVID-19 pandemic	<ul style="list-style-type: none"> • Examination of appropriate implementation methods with priority given to security and safety 	<ul style="list-style-type: none"> ▶ Utilization of a remote conference tool (conference management) ○ Implementation of experimental events on-line
	Concentration of burden on particular residents	<ul style="list-style-type: none"> • Examination of a sustainable operating method 	<ul style="list-style-type: none"> ○ Examination of volunteer recruitment measures (continuing)
Development of a greenery-rich community		<ul style="list-style-type: none"> • Examination of feasible activities to be conducted by the Association 	<ul style="list-style-type: none"> ▶ Examination of an environment-themed event (cancelled due to the impact of COVID-19)

AXE.2 FEEDBACK FROM RESIDENTS AND USERS

Summary

There are several organizations primarily led by residents in Morino City. The Residents' Association is a typical example. In AXE2.CONCEPT 1, the mechanisms adopted by these organizations to reflect the opinions of residents on their operation are introduced.

Since FY 2017 many improvements have been made in Morino City in response to requests by residents. Concrete details of these improvements are explained in AXE2.CONCEPT 2.




CONCEPT 1 INTERVIEWS WITH RESIDENTS AND USERS

METHODS TO HEAR THE OPINIONS OF RESIDENTS

In Morino City, there are three organizations which are primarily led by residents (one self-governing body and two management organizations). Each body has established a mechanism to reflect the opinions of residents on its operation.

Moreover, there is an organ consisting of representatives of the three organizations. This organ aims at solving cross-cutting issues by sharing information between the three organizations.

Table.2-1 Organizations in Morino City and purposes of their activities

Title	Eligibility	Members	Activities
<p>Residents' Association</p> 	Voluntary Membership	<p>Residents and businesses in the area which want to join</p> <p>Residents: 1,304 households</p> <p>Businesses: 9 judicial persons</p>	<ul style="list-style-type: none"> • Promotion of exchanges within Morino City • Environmental beautification of Morino City • Safety and security measures within Morino City • Cooperation of the City Council
<p>Block Management Association</p> 	Compulsory membership (obligatory)	<p>The owner of each condo joins the association for the relevant Block.</p> <p>Block 1: 334 households</p> <p>Block 2: 239 households</p> <p>Block 3: 370 households</p> <p>Block 4: 238 households</p> <p>Block 5: 316 households</p>	<ul style="list-style-type: none"> • Maintenance of the building(s) of each Block
<p>Condominium Management Association</p> 	Compulsory membership (obligatory)	<p>Owner of each condo: 1,497 households</p>	<ul style="list-style-type: none"> • Maintenance of the Club House* • Assistance for exchanges between condo owners and crime prevention <p>* Club House: 1F Library; 2F privately-run nursery; 3F multi-purpose room</p>
Meeting of Representatives	—	Representatives of the three organizations	<ul style="list-style-type: none"> • Sharing of information between organizations

MORINO CITY RESIDENTS' ASSOCIATION

Table.2-2 Mechanism for the Residents' Association to hear the opinions of members

General Meeting	Purpose	Operation of the Residents' Association based on a consensus of residents (budget; course of activities)
	Participants	All members of the Residents' Association (residents and businesses)
	Opinion gathering method	Deliberations and resolutions
Questionnaire with residents	Purpose	Gathering of opinions of members on operation
	Participants	Resident members
	Opinion gathering method	Questionnaire
Seniors' Club	Purpose	Gathering of opinions of the senior generation
	Participants	Resident members of 60 years old or older in Morino City
	Opinion gathering method	Interview with club members through Club's activities and attendance of the Chairman of the Club at Residents' Association meetings

BLOCK MANAGEMENT ASSOCIATIONS AND CONDOMINIUM MANAGEMENT ASSOCIATION

Residents join both the Block Management Association and Condominium Management Association governing their condominiums in accordance with the "Act on Building Unit Ownership, etc." Each Management Association is responsible for management of the building and plot.

Table.2-3 Mechanism adopted by the Management Associations to conduct activities reflecting the opinions of residents

General Meeting	Purpose	Condominium maintenance based on a consensus of condo owners
	Participants	All condo owners
	Opinion gathering method	Deliberations and resolutions

MEETING OF REPRESENTATIVES

The Meeting of Representatives is made up of representatives of the Residents' Association, Block Management Associations and Condominium Management Association. Meetings of this organ are held regularly as a place for the sharing of common issues and needs in Morino City and for the exchange of opinions.

Fig.2-1 Relationship diagram of organizations in Morino City

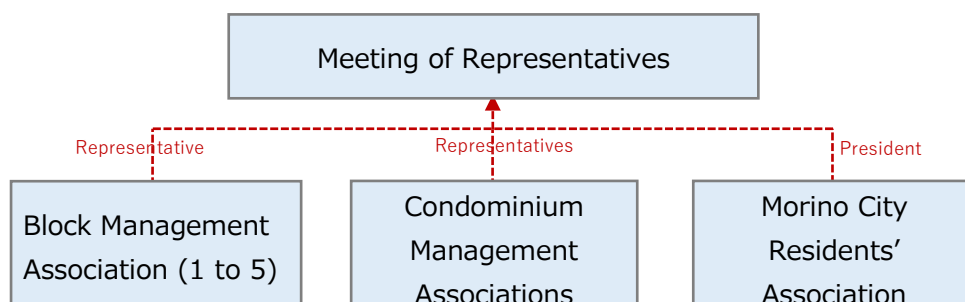


Table.2-4 Mechanism adopted by the Meeting of Representatives to conduct activities reflecting the opinions of residents

Meeting of Representatives	Purpose	Sharing of issues and needs discussed by each organization; exchange of opinions
	Participants	Representatives of each Block Management Association, Condominium Management Association and Morino City Residents' Association
	Opinion gathering method	Reporting, proposal and opinion exchange

CONCEPT 2 CONCRETE IMPROVEMENTS IMPLEMENTED TO REFLECT THE OPINIONS OF RESIDENTS

In this CONCEPT 2, concrete improvements to reflect the opinions of residents are described from the following three viewpoints.

- 1) Efforts concerning safety and security of children
- 2) Efforts concerning the greening and environmental beautification of Morino City
- 3) Efforts concerning the operation of organizations
- 4) Preparation of a special feature on childcare volunteers in the Newsletter
- 5) Assistance for the adjustment of childcare volunteer schedule

1) EFFORTS CONCERNING SAFETY AND SECURITY OF CHILDREN

As Morino City has many households of child-raising years, there are many children. Because of the existence of a large shopping mall and general hospital in the area, there is concern regarding traffic accidents in view of the many visitors from outside the area in vehicles.

Against this background, there is a need for efforts to prevent traffic accidents and crime for the purpose of ensuring safety and the security of local children.

Table.2-5 Opinions of residents concerning safety and security of children (partial list)

Vehicles	The heavy vehicle traffic causes concern regarding traffic accidents.
Bicycles	The much traffic of bicycles at high speed spells danger.
Street parking	Cars are seen parked near junctions and pedestrian crossings, posing a danger for pedestrians.
Primary school routes	In FY 2021, a new primary school has been opened and some 650 pupils walk to this school but the routes are narrow.





IMPLEMENTED EFFORTS

(FY 2017 -) TRAFFIC SAFETY AND CRIME PREVENTION WORKING GROUP

In FY 2017, the Residents' Association set up a Working Group aimed at ensuring traffic safety and crime prevention as requested by residents against the background described above and this Working Group has been making the following efforts.

- 1) Regular patrolling of the area
- 2) Identification of dangerous spots in the area while patrolling and preparation of a street check map
- 3) Consultations with Funabashi City Council with a view to improving the identified dangerous spots

Table.2-6 Achievements of activities of the Traffic Safety and Crime Prevention Working Group

<p>Preparation of a street check map based on the findings of patrols throughout Morino City</p> 	<p>Installation of warning traffic signs through consultations with the Police which is responsible for road management</p> 
<p>Relocation of school bus stops through consultations with Funabashi City Council which is responsible for road management</p> 	<p>Implementation of a traffic safety event in cooperation with the Police</p> 

(FY 2021 -) ASSISTANCE FOR CHILD SAFETY VOLUNTEER ACTIVITY DURING CHILDREN'S WALK TO SCHOOL

As a new primary school was opened in the neighborhood in FY 2021, some 650 children attend this school-on foot in FY 2021. (Up to FY 2020, children of Morino City were bused to the existing primary school from Morino City.) This situation has led many residents to voice a request for their safe walking to school.

Nine resident volunteers used to conduct a safety watch for children walking to school. As more volunteers are required, the Residents' Association has adopted the following measures.

- 1) Regular participation of trustees in child safety during the walk of children to school
- 2) Distribution of leaflets appealing for volunteers
- 3) Preparation of a special feature on childcare volunteers in the Newsletter
- 4) Assistance for the adjustment of childcare volunteer schedule (rota)

The Residents' Association is determined to facilitate the participation of more residents in child safety activities to improve safety and security of children on their way to school.

Fig.2-2 Scene of child safety volunteering at the time of children's walk to school



Fig.2-3 Transmission of Information on Primary School Routes ("Morino City News": May, 2021 Issue) and Volunteer Recruitment Leaflet

Introduction of the school route in the Newsletter



Leaflet appealing for volunteers to watch children on their way to school



2) EFFORTS CONCERNING THE GREENING AND ENVIRONMENTAL BEAUTIFICATION OF MORINO CITY

Residents of Morino City have a strong desire to make their community rich with greenery and a beautiful place to live. There have been continuous requests from residents concerning the preservation of greenery and environmental beautification.

Table.2-7 Voices of residents concerning the greening and environmental beautification of Morino City (partial list)

Street trees and public gardens	Requests for improvement of the growth and tending of planted trees
Cleaning and management of public gardens	Requests for improvement
Resident activities	Requests for improvement of activities to maintain a beautiful area

IMPLEMENTED EFFORTS

(FY 2015 -) CLEANING ACTIVITIES ORGANIZED BY THE RESIDENTS' ASSOCIATION

Because of the strong interest in greening and environmental beautification among residents, the Residents' Association receives many requests concerning cleaning and management.

Measure: The Clean Green Working Group of the Residents' Association prepares a cleaning plan in response to requests made and instructs cleaning activities.

Outcome: Cleaning of the area four times a year has established cleaning and improvement of the relevant sites as an activity of the Residents' Association, resulting in improved awareness of the importance of environmental beautification among residents.

(FY 2017 -) CONSULTATION BETWEEN THE RESIDENTS' ASSOCIATION AND FUNABASHI CITY COUNCIL

As public gardens and street trees in Morino City are managed by Funabashi City Council, neither residents nor the Residents' Association can freely conduct management activities. As the representative of Morino City, the Residents' Association consults with Funabashi City Council on various measures.

Table.2-8 Activities implemented following consultations between the Residents' Association and Funabashi City Council (partial list)

FY 2017	Surface layer improvement work at public gardens
	Re-turfing at public gardens
	Tending of street trees
	Replacement or additional planting of trees
FY 2018	Rectification of tilting ropes at public gardens
	Cleaning of the outlets at public drinking fountains
	Repair and painting of playground equipment
FY 2019	Repair of benches in public gardens
	Cleaning of the outlets of public drinking fountains
	Pruning of dead plants

3) EFFORTS CONCERNING THE OPERATION OF THE ORGANIZATION

IMPLEMENTED EFFORTS

CANCELLATION OF DUAL ROLES OF MANAGEMENT ASSOCIATION TRUSTEES

Background: A trustee of the Block Management Association used to assume the additional position of a trustee of the Condominium Management Association. However, the resulting large work volume posed a problem. Some residents expressed the opinion that experience of the position of a trustee makes him/her proactive in community development efforts.

Measure: The dual role of trustee of both the Condominium Management Association and Block Management Association has been ended.

Outcome: By increasing the number of officers, the burden on individuals has been reduced and, at the same time, many more residents can experience the position of an association officer.

IMPROVED TERMS OF OFFICE OF CONDOMINIUM MANAGEMENT ASSOCIATION

Background: Before improvement, the term of office for trustees of the Condominium Management Association was one year. The annual transfer of the position means a difficulty of dealing with long-term challenges.

Measure: The term of office for trustees of the Condominium Management Association has been extended to two years and half of the trustees are selected by mutual vote.

Outcome: The burden of transfer has been reduced, creating a system capable of dealing with long-term challenges.

ESTABLISHMENT OF THE MEETING OF REPRESENTATIVES

Background: As the Residents' Association, Block Management Associations and Condominium Management Association are independently managed, there was no opportunity for information sharing.

Measure: The Meeting of Representatives consisting of representatives of the three types of resident organizations has been established.

Outcome: Regular information sharing among resident organizations in Morino City has established an efficient system for community development.

AXE.3 FEEDBACK FROM MANAGERS IN THE AREA

Summary

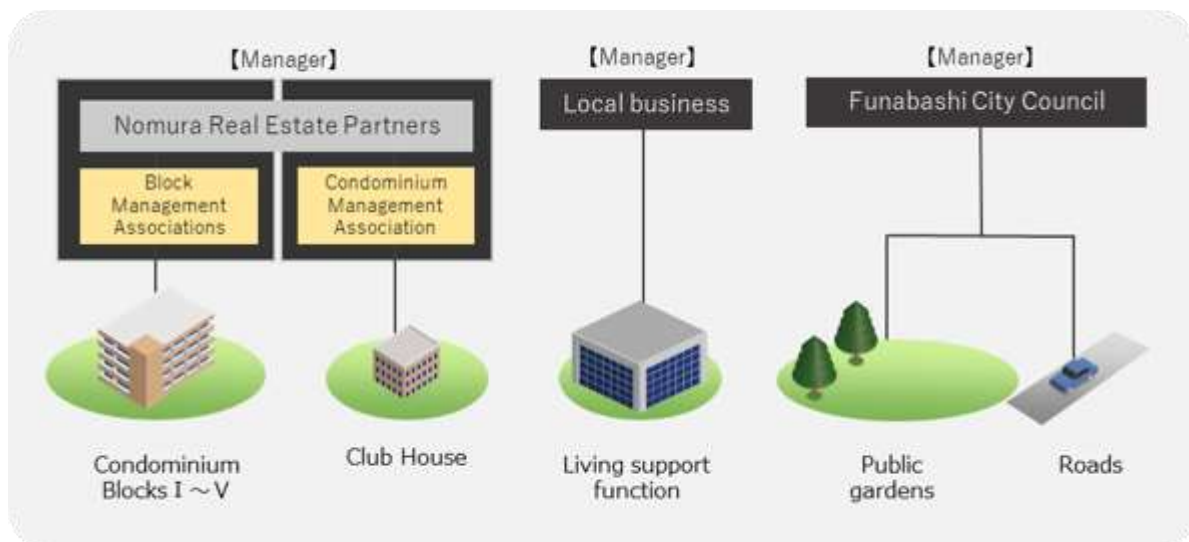
Public facilities, infrastructure services, etc. in Morino City are managed by their own managers. In AXE3 CONCEPT 1, the managers of public facilities and infrastructure services in Morino City are introduced.

In AXE3, various efforts have been made through cooperation between residents and various managers since FY 2017. In AXE3 CONCEPT 2, concrete examples of such efforts are described.

CONCEPT 1 VARIOUS MANAGERS IN MORINO CITY

Public facilities, infrastructure services, etc. in Morino City are managed by their respective managers.

Fig.3-1 Managers operating in Morino City



CONCEPT 2 COOPERATIVE EFFORTS BY RESIDENTS AND MANAGERS

In CONCEPT 2, efforts actually implemented through cooperation between residents and the managers of public facilities and infrastructure services are described from the following three viewpoints.

- 1) Efforts together with Funabashi City Council
- 2) Efforts together with local businesses
- 3) Efforts together with a management company

1) EFFORTS TOGETHER WITH FUNABASHI CITY COUNCIL

The Residents' Association acts as a window for cooperation with Funabashi City Council. The contents of concrete cooperation efforts between the Council and the Association are described next.

IMPLEMENTED EFFORTS

MANAGEMENT OF PUBLIC GARDENS INSIDE MORINO CITY

Background: Public gardens in Morino City are managed by the Council. Some residents, mainly those in the Gardeners' Group, made a request "to tend the vegetation of public gardens to improve them".

Measure: Using the public garden cleaning entrustment system of Funabashi City, the Residents' Association was entrusted to conduct the cleaning of public gardens by Funabashi City.

- 1) The Residents' Association prepares an annual cleaning schedule: total of 24 times a year for each of three public gardens.
- 2) Resident groups are recruited to conduct cleaning: 24 times a year at each of three public gardens.
- 3) Each groups conducts cleaning in accordance with the annual cleaning schedule and prepares a cleaning report
- 4) The Residents' Association summarizes the contents of cleaning reports and submits its own report to Funabashi City Council.
- 5) Apart from regular cleaning, a cleaning event involving volunteers is held four times a year.

Outcome: Based on the report submitted by the Residents' Association, Funabashi City Council has conducted a field investigation and implemented various actions as listed in the table below.

Table.3-1 Activities implemented following consultations between the Residents' Association and Funabashi City Council (partial list)

FY 2017	Surface layer improvement work at public gardens
	Re-turfing at public gardens
	Tending of street trees
	Replacement or additional planting of trees
FY 2018	Rectification of tilting ropes at public gardens
	Cleaning of the outlets at public drinking fountains
	Repair and painting of playground equipment
FY 2019	Repair of benches in public gardens
	Cleaning of the outlets of public drinking fountains
	Pruning of dead plants

Fig.3-2 (Left) Leaflet inviting public garden cleaning groups (Right) Cleaning Report

森のシティ 自由館 クリーングリーンワーキンググループ

2020 年度 公園清掃ワークショップ募集説明会 ＆定例会

森のシティ クリーングリーンワーキンググループ

公園清掃実地報告書 つづき公園

【 3 月：公園清掃グループ募集説明会＆定例会 】

森のシティ内にありおなじみ（つづき公園、けさき公園、さくら公園）を総務部に作っていただく清掃を行います。遊をきれいに保つご協力です。清掃を実施していただけるグループの募集を行います。ご参加のあみ方は下記に準じます。

主な参加者

- ☐ 公園の清掃（ゴミ拾い）と遊具や遊具等設備の点検
- ☐ 車列で行くため、乗車（バス）
- ☐ 大人1人〜5人までが1時間を目安

来総務の方もお気軽に参加できる内容です。

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Fig.3-3 Annual public garden cleaning schedule (FY 2020)

【公開清掃担当一覧表】

＜つづき公開＞

4 月前	4 月後	5 月前	5 月中	5 月後	6 月前	6 月中	6 月後	7 月前	7 月中	7 月後		
すずみこ	チームボクゲン	熊谷恭彦	チームボクゲン	ごみだ	アリノブラタ	ごみだ	よじば	チームボクゲン	金井清樹	スズイル		
8 月前	8 月中	8 月後	9 月前	9 月中	9 月後	10 月前	10 月中	10 月後	11 月前	11 月後		
チームボクゲン	ドクソノボール	すずみこ	チームボクゲン	ひびき	ひびき	ひびき	熊谷恭彦	ドクソノボール	ひびき	ごみだ		
12 月前	12 月後	1 月前	1 月中	1 月後	2 月前	2 月中	2 月後	3 月前	3 月中	3 月後		
すずみこ	熊谷恭彦	ドクソノボール	スズイル	チームボクゲン	ひびき	チームボクゲン	すずみこ					

＜1ヶ月公開＞

4 月後	5 月後	6 月後	7 月後	8 月後	9 月後	10 月後	11 月後	7 月後	7 月後	7 月後		
チームボクゲン	ガーディナー	ドクソノボール	すずみこ	ごみだ	よじば	熊谷恭彦	アリノブラタ	すずみこ	金井清樹	オヤタ		
8 月前	8 月中	8 月後	9 月前	9 月中	9 月後	10 月前	10 月中	10 月後	11 月前	11 月後		
ドクソノボール	すずみこ	スズイル	ドクソノボール	チームボクゲン	オヤタ	よじば	すずみこ	オヤタ	チームボクゲン	ごみだ		
12 月前	12 月後	1 月前	1 月中	1 月後	2 月前	2 月中	2 月後	3 月前	3 月中	3 月後		
スズイル	チームボクゲン	チームボクゲン	すずみこ	ドクソノボール	スズイル	ドクソノボール	オヤタ					

＜2ヶ月公開＞

4 月前	4 月後	5 月前	5 月中	5 月後	6 月前	6 月中	6 月後	7 月前	7 月中	7 月後		
ドクソノボール	オヤタ	赤 3	アリノブラタ	ごみだ	赤 3	すずみこ	ドクソノボール	赤 3	金井清樹	よじば		
8 月前	8 月中	8 月後	9 月前	9 月中	9 月後	10 月前	10 月中	10 月後	11 月前	11 月後		
熊谷恭彦	熊谷恭彦	赤 3	スズイル	ドクソノボール	赤 3	ドクソノボール	すずみこ	オヤタ	ごみだ			
12 月前	12 月後	1 月前	1 月中	1 月後	2 月前	2 月中	2 月後	3 月前	3 月中	3 月後		
オヤタ	赤 3	オヤタ	赤 3	オヤタ	赤 3	オヤタ	アリノブラタ	オヤタ				

森のシティ自治会事務局（クラブハウス内） コミュニティスタッフ勤務時間 10:00～18:00

Fig.3-4 Morino City Cleaning Event (Morino City News, February, 2019 Issue)



DISCUSSION ON OPERATION OF SCHOOL BUS TO THE PRIMARY SCHOOL

Children in Morino City used a school bus up to FY 2020. Following discussions with the primary school, the Police and the bus company, new bus stops have been introduced to ensure the safety of children.

Fig.3-5 New bus stops



2) EFFORTS TOGETHER WITH LOCAL BUSINESSES

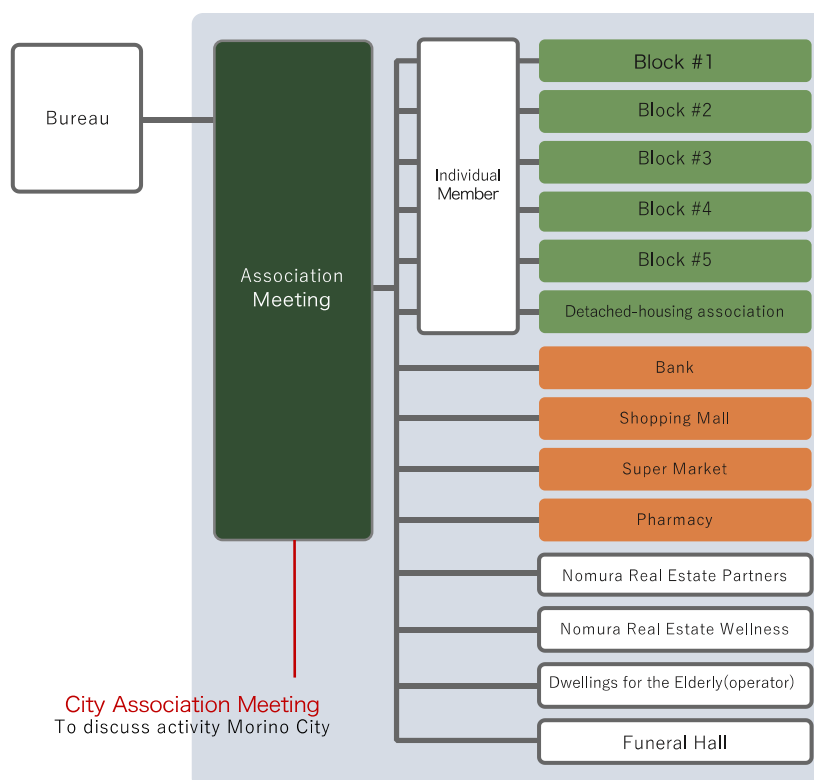
As Morino City is a development project at a former factory site, the introduction of amenities and services for new residents was necessary as part of the development. The Developer introduced various amenities with the cooperation of businesses. In Morino City, some of these businesses providing local amenities have joined the Residents' Association as business members.

Table.3-2 Principal support functions for daily life (amenities) in the area

Function	Relevant Businesses (Companies)
Support for child raising	Private nursery (Popolar Chiba Shin Funabashi Nursery); public nursery
Medical care and welfare	General hospital (Funabashi General Hospital) Pharmacy (MORINOCITY Pharmacy) Dental, ophthalmic and other clinics (*); osteopathic clinic (*)
Learning	English conversation course (intra-condominium service *); infant course(*); abacus course (*); cram school (*); personal computer course (*); fitness club (*)
Beauty care, hobbies and entertainment	Beauty salon (*); dry cleaning shop (*); laundry (intra-condominium service); book store (*); pet shop (*); veterinary surgery (*); florist shop (*)
Finance	Bank (Shin Funabashi Branch, Keiyo Bank)
Eating and drinking	Various types of cafes (*); various types of restaurants (*)
Retail	Various types of food stores (*); convenience stores (*); clothing and other stores (*)
Others	Daily life support services (ex. plumbing and furniture removal, etc.) (intra-condominium services); baby sitters and pet sitters (intra-condominium services)

Note: * means a tenant(s) of Aeon Town Shin Funabashi or Aeon Mall Funabashi.

Fig.3-6 Organization chart of the Morino City Residents' Association: Business Members



COOPERATION WITH BUSINESS MEMBERS

Business members of the Residents' Association regularly attend meetings of the Association and share information with residents. Business members organize events, etc. making the best use of their own business characteristics.

● Cooperating events with business members

<Halloween Fiesta and Spring Fiesta> Each business member

- Provision of facilities (parking spaces, etc.) belonging to businesses as venues for events
- Co-sponsorship; stalls



<Work experience> Pharmacy (Morino City Pharmacy)

- Provision of work experience opportunities for children



<Health event> Pharmacy (Morino City Pharmacy)

- Health check and advice on medication



<Business's own cleaning activities> Commercial facility (Aeon Town), Bank (Keiyo Bank)

- Because of the difficulty of joining the cleaning activities of the Residents' Association due to their business opening hours, these businesses conduct their own cleaning activities.

Commercial facility (Aeon Town): one week in each month

Bank (Keiyo Bank): cleaning before opening on a daily basis

<Marche> Commercial facility (Aeon Town)

- A marche (market) is jointly organized by a business and the Residents' Association in the car park of the business.



<Potato digging> Commercial facility (Aeon Town)

The Gardeners' Group organizes this event using the roof-top vegetable garden of a commercial facility.



<Cooperation with Seniors' Club> Dwellings for the elderly

- Health event as dwellings for the elderly

Morino City Pharmacy organizes a health event for residents and Seniors' Club members at the dwellings for the elderly.



- Art exhibition at dwellings for the elderly

Joint exhibition of residents and Seniors' Club members to display their artistic works at the dwellings for the elderly.

ADVANTAGES OF BUSINESS MEMBERSHIP OF RESIDENTS' ASSOCIATION

For the purpose of evaluation, the Residents' Association conducted a series of interviews with its business members on such issues as how they value their participation in the Residents' Association and how they utilize their membership for their business activities.

ESTABLISHMENT OF RELATIONSHIP WITH RESIDENTS

Many businesses are eager to establish a relationship with local residents through participation in the Residents' Association. They hope to see the increased use of their business facilities by developing a sense of familiarity as local businesses on the part of residents.

In FY 2016, a nearby funeral hall joined the Residents' Association as a business member. Because a funeral hall is often regarded as an undesirable facility, this funeral hall hoped that by joining the

Residents' Association, it would be able to establish a good relationship with residents. Since joining, it has actively participated in meetings and events, utilizing its membership of the Association.

HEARING THE OPINIONS OF RESIDENTS

Participation in events and activities provides the opportunity for exchanges between businesses and residents. Using such opportunities, businesses can hear the opinions of residents, i.e. their customers, to make their business activities reflect such opinions.

PR OF BUSINESSES

Businesses conduct PR activities through the Residents' Association which include posting in each block and information display on the digital signage in the condominiums.

DEVELOPMENT OF A SUSTAINABLE RELATIONSHIP BETWEEN THE RESIDENTS' ASSOCIATION AND BUSINESS MEMBERS

In the current attempt to look back at the activities of the Residents' Association (P.54) , strengthening of the cooperation with business members was discussed as a pending issue. Residents want to see the continuance of area management activities designed to cooperate with business members. Several issues have been identified by residents with a view to continuing the relationship with business members and future policies and a concrete action plan have been decided.

- Issues

- The events and activities of the Residents' Association have been reduced due to COVID-19, reducing the opportunities for exchanges between businesses and residents.
- The attendance rate of business members at meetings has been declining.
- It is necessary to examine the possible benefits of joining the Residents' Association for businesses to encourage them to become business members.

- Future policies

- Strengthening of the cooperation with businesses
- Active exchange of opinions with businesses

- Concrete actions

- Interview with the person responsible for matters relating to membership of each business member in time for the change of the trustees of the Residents' Association in FY 2021

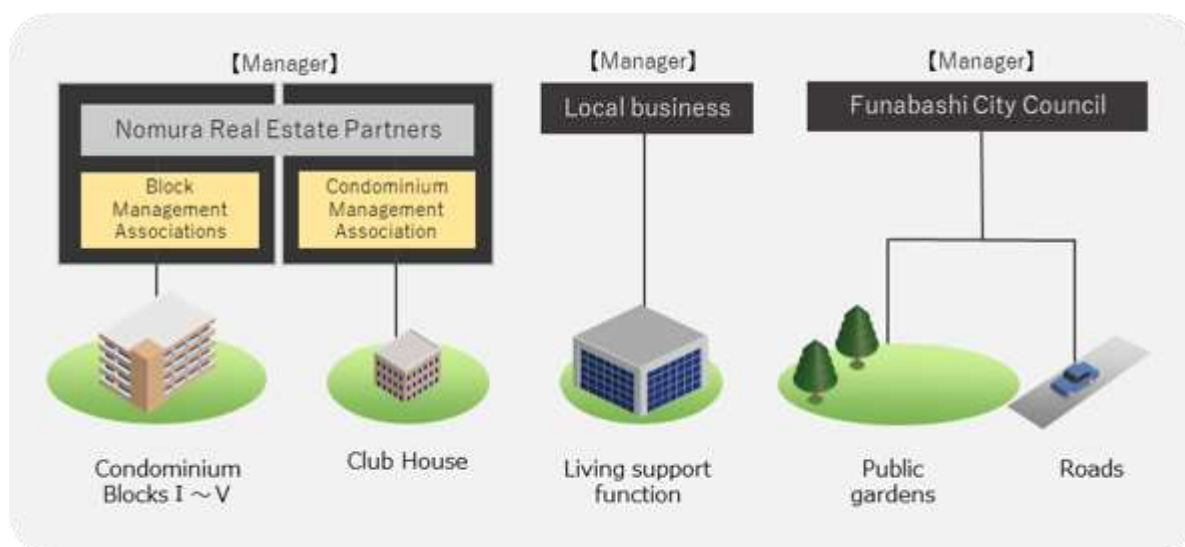
3) EFFORTS TOGETHER WITH THE MANAGEMENT COMPANY

This section describes the buildings, systems and services for the common use of condominiums in Morino City.

As described in 3.1 Providers of Public Facilities and Infrastructure Services in Morino City, maintenance of the grounds, buildings and systems (for common use) in Morino City is conducted by the Block Management Associations and the Condominium Management Association made up of residents in accordance with the relevant law. The actual management work is entrusted to Nomura Real Estate Partners Co., Ltd. (hereinafter referred to as the “Management Company”, a group company of the Developer.

The Management Company supports residents to achieve appropriate maintenance through the preparation of a financial plan for the maintenance of the grounds, buildings and systems (for common use) and response to building defects and repair needs.

Fig.3-7 Managers operating in Morino City



CONCRETE IMPROVEMENTS ACHIEVED

BUILDING MAINTENANCE IN THE AREA

Repairs of privately-owned parts of a building are based on inspections conducted three months, one year and three years after the handing over of the building. This work is undertaken by the After-Service Division of the Developer based on the “After-Service Standards” presented by the Developer to each contractor (residents union) when the purchase contract for a condo was signed.

Medium to long-term large-scale repairs of common use areas of a building are conducted by the Management Company which checks the current conditions of each building, prepares a repair plan

based on the long-term repair plan and presents such repair plan to the relevant Management Association(s) for approval. As of FY 2021, repainting of the steel sections in each block has been completed. Repair of the roof-top waterproofing and repair of the external walls are scheduled to take place in FY 2025 (FY 2026 in the case of Block 4).

IMPROVEMENTS OTHER THAN BUILDING MAINTENANCE

- Improvements made through cooperation between the Condominium Management Association and the Management Company

Installation of additional security cameras to strengthen safety and crime prevention
Introduction of karaoke equipment to improve the convenience as well as usage rate of the music room

- Improvements made through cooperation between the Block Management Associations and the Management Company

Installation of additional security cameras to strengthen safety and crime prevention
Introduction of a ramp and installation of a curved mirror near the entrance of the car park
Installation of disaster prevention equipment sheds
Convening of on-line meetings because of COVID-19
Change of use of a former mini-motorcycle parking area to a parking area for children's bicycles
Discussions between the Management Associations and the After-Service Division of the Developer to deal with the inferior growth or death of some plants in the block grounds. Investigation and replanting are taking place in stages (ongoing).

- Implementation of individual events in each Block

Implementation of events through cooperation between the Management Company and each Block Management Association

Courtyard concert: Concert by an orchestra in the courtyard of Block 3
Christmas party: Distribution of a YouTube video in a limited period, distribution of Christmas cards and a raffle party

AXE.4- I LEVERAGE EFFECT OF “FUNABASHI MORINO CITY”—(ACTIVE EFFORTS OF FUNABASHI CITY)

Summary

After the acquisition of EcoQuartier Certification Step3 in 2016, Funabashi City has actively extended the ideas embodied in the EcoQuartier Charter to many other areas of the city. These municipal efforts are largely classified into the following three categories.

- ① *Projects related to Morino City (concept2 P.85)*
- ② *Projects related to the EcoQuartier Charter(concept3 P.91)*
- ② *Examples of community development incorporating the ideas of the EcoQuartier Charter (concept4 P.107)*



Certification ceremony in 2016

CONCEPT1 BACKGROUND OF ACTIVE EFFORTS OF FUNABASHI CITY

HISTORY SINCE CERTIFICATION IN 2016

Since acquiring Certification for Step3 in 2016, Funabashi City has been making active efforts to further spread the ideas of the EcoQuartier Charter with the aim of achieving sustainable community development. It is important to utilize the local resources of the city to make a rich environment which leads to a favorable future. Moreover, Funabashi aims at becoming “a sustainable city” in not only the environmental aspect but also the social and economic aspects through the collaboration of citizens, businesses, the administration, etc. “Projects related to Morino City”, “projects related to the EcoQuartier Charter” and “examples of community development incorporating the ideas of the EcoQuartier Charter” since FY 2016 are described next.

PROJECTS RELATED TO MORINO CITY AND PROJECTS RELATED TO THE ECOQUARTIER CHARTER

	Project Name	Starting Fiscal Year	Note	Related Chapter of the EcoQuartier Charter	Page in the Application Document
	Living Environment				
1	Food Drive	2018	*2	Chapter 7	P.91
2	Waste Collection Support Project	2018	*2	Chapter 7	P.92
3	Flower Seedlings Supporter Project	2018	*2	Chapter 7	P.93
4	Funabashi Health Points Project	2018	*2	Chapter 8	P.95
	Local Economy				
5	Eco Cooking Course	2012	*1*2	Chapter 13	P.87
6	Development of Cycle Lanes	2012	*1*2	Chapter 14	P.90
	Environment and Climate				
7	Green Curtains	2012	*1*2	Chapters 16 & 20	P.86
8	Spread Use of Energy Saving Systems and Renewable Energy Systems to Housing		*1*2	Chapter 17	P.85
9	Introduction of Energy Saving Systems Renewable Energy Systems to Public Facilities		*2	Chapter 17	P.97
10	Effective utilization of Thermal energy at Incineration Plants	2017	*2	Chapter 17	P.98
11	Ensuring of Water Cycle Nurturing Living Creatures		*2	Chapter 19	P.100
12	Promotion of Plastic Waste Reduction Measures	2019	*2	Chapter 20	P.101
13	Conservation of Biodiversity and Sustainable Use		*2	Chapter 20	P.105
14	Opening of the Funabashi Sambanze Environmental Learning Center	2017	*2	Chapter 20	P.105

*1 Project related to Morino City

*2 Project related to the EcoQuartier Charter

	Example of Community Development Incorporating Ideas of the EcoQuartier Charter	Page in the Application Document
1	South Exit Area of Minami Funabashi Station	P.107

FORMULATION OF SYSTEMS AND DEVELOPMENT GUIDELINES, ETC. RELATED TO THE ECOQUARTIER CHARTER

FY 2017	Formulation of the “Funabashi Biodiversity Strategy”
FY 2017	Revision of the “Master Plan for Greening of Funabashi City” (Plan Concerning the Promotion of Greening of Funabashi City)
FY 2020	Signing of the “Agreement on Cooperation Concerning the Environment” with the College of Industrial Technology, Nihon University
FY 2021	Revision of the “3 rd Environmental Master Plan for Funabashi City”
FY 2021	Revision of the “Plan for Execution of Global Warming Countermeasures for Funabashi City”
FY 2022	Revision of the “Funabashi Biodiversity Strategy”

CONCEPT 2 PROJECTS RELATED TO MORINO CITY

2-①: PROMOTION OF ENERGY SAVING AND RENEWABLE ENERGIES

LEARNING IN MORINO CITY

In Morino City, private developers have installed photovoltaic power generation systems and energy saving systems with the guidance of the Ministry of Land, Infrastructure, Transport and Tourism as well as the Funabashi Municipal Authority, introducing energy management systems. The introduction of these systems has raised the power saving awareness of residents, resulting in a suppression of power consumption.

Funabashi City has been promoting the introduction of energy saving systems as well as renewable energy systems among its citizens and private businesses.

REVISION OF THE PLAN FOR EXECUTION OF GLOBAL WARMING COUNTERMEASURES FOR FUNABASHI CITY

In March, 2021, Funabashi City revised its Plan for Execution of Global Warming Countermeasures to facilitate the implementation of these measures. This plan calls for promotion of the introduction of renewable energy utilization systems to housing and public facilities.

PROMOTION OF UTILIZATION OF RENEWABLE ENERGIES FOR HOUSING

Funabashi City is implementing the following measures to facilitate the installation of energy saving systems as well as renewable energy utilization systems for housing.

- 1) Reduction of the fixed property tax for houses with completed heat insulation work

- 2) Subsidy for the cost of installing a residential photovoltaic power generation system and/or energy saving system

As a result of these efforts, photovoltaic power generation systems with a total output of 60,540 kW had been installed by FY 2020 throughout the city. Compared to FY 2009, this figure is a more than 15 fold increase.

Fig.4- I -1 Total kW of photovoltaic power generation

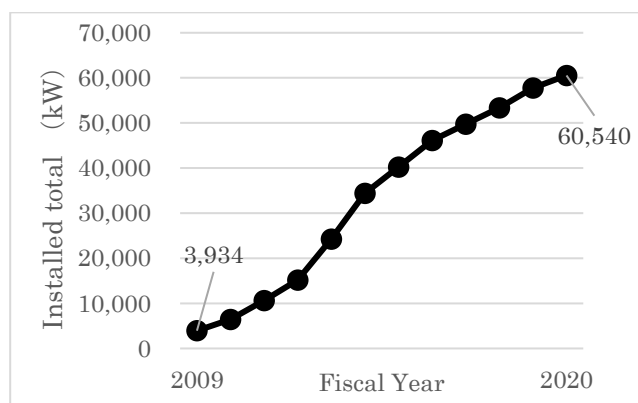


Table.4- I -1 Principal indicators for energies

Indicator	Latest Value (FY 2020)	Target Value (FY 2030)
Installed total capacity of photovoltaic power generation systems	60,540 kW	97,250 kW

Source: Plan for Execution of Global Warming Countermeasure for Funabashi City

2-②: GREEN CURTAINS

LEARNING IN MORINO CITY

From 2013 to 2014, Nomura Real Estate Development Co., Ltd. distributed various fixtures for green curtains to residents of Morino City and held a green curtain course. 140 households participated in this activity and created green curtains. As a result, residents developed affection for Morino City, initiating the activity of tending vegetation by residents themselves in Morino City.

The conservation of greenery is an important initiative to nurture solidarity among citizens to facilitate participatory community development. Involving citizens in the conservation of greenery in the city aims at fostering a sense of self-governance among citizens to energize “citizens power”.

GREEN CURTAINS

The Plan for Execution of Global Warming Countermeasures for Funabashi City promotes the creation of green curtains as a global warming countermeasure in the neighborhood. The reason for this is that the creation of green curtains has the following positive effects.

- 1) The shutting out of direct sunlight suppresses a rise of the indoor temperature, reducing the energy consumption by air-conditioning.
- 2) It helps to prevent indoor heat stroke.
- 3) It provides the opportunity for citizens to start thinking about global warming.
- 4) It helps citizens learn about dietary education.

Funabashi City distributes seeds and seedlings of goya (bitter melon) around May. In autumn, it holds an exhibition of photographs taken by citizens at a public venue. The city is determined to continue to spread and educate on the environmental considering actions of citizens.



Green curtain at Miyama Primary School

Green curtain at Kita (North) Library



Display of green curtain photographs at a public facility

2-③: ECO COOKING COURSE

LEARNING IN MORINO CITY

An eco cooking course was held in Morino City for the purpose of eating goya grown in green curtains. The course participants learned various issues, ranging from how to select the cooking

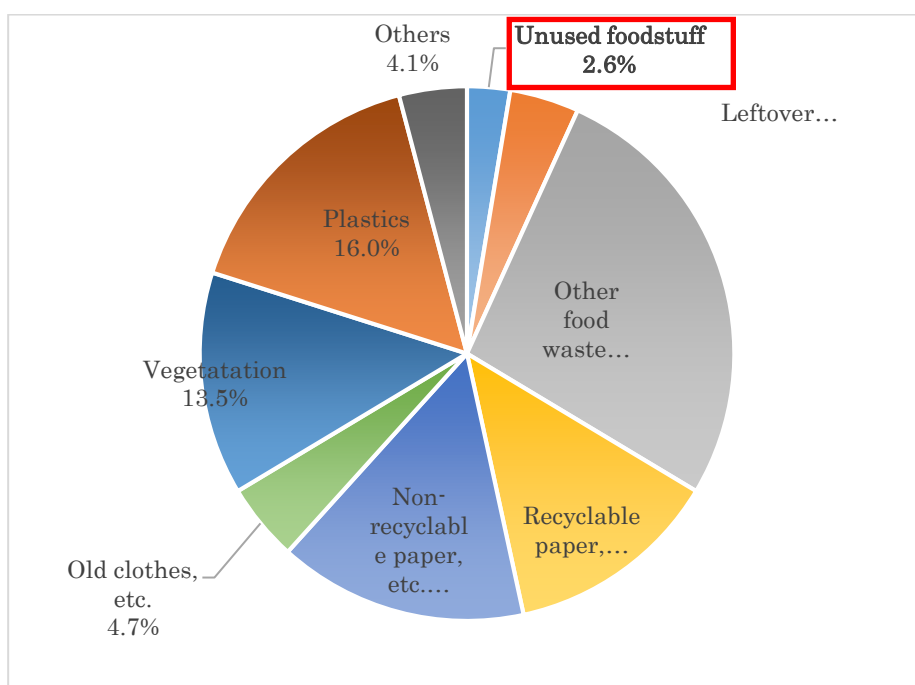
ingredients to cooking method to reduce the volume of resources to be used and how to effectively utilize the cooking ingredients.

ECO COOKING COURSE

A survey by the national government has found that food waste of some 5.7 million tons is generated every year. A municipal survey conducted in FY 2019 found that unused foodstuff accounted for 2.6% of combustible waste. In FY 2018, Funabashi City actually emitted 4,059,000 t-CO₂ of greenhouse gas of which some 20% came from the household sector.

Funabashi City is actively promoting efforts designed to ensure the effective use of food resources and to reduce the greenhouse gas emission amount.

Fig.4- I -2 Waste composition on FY 2019 (Funabashi City)



Scene of an eco cooking course:

ガス量	使用量(m3)	119.6	112.7	101.4	110.2
	CO2排出量(t)	264.3	249.0	224.2	243.5
	料金(円)	16.3	15.3	13.8	15.0
水量	使用量(t)	1.9	3.3	5.8	2.7
	CO2排出量(t)	0.7	1.2	2.1	1.0
	料金(円)	0.5	0.9	1.5	0.7
料金合計(円)		16.7	16.2	15.3	15.7
CO2排出量合計(t)		262.8	248.0	224.1	242.3

Explaining comparative amounts of greenhouse gas emission by the amount of gas and water used

Fig.4- I -3 Image of eco cooking



※ Eco Cooking is the registered trade mark of Tokyo Gas Co., Ltd.

- Courses held
 - Since FY 2012 The parent and child eco cooking course has been held every year (total number of participants: 263)
 - Since FY 2016 The eco cooking course for adults has been held every year (total number of participants: 84)
- Voices of participants
 - ・ It was good to learn that eco-friendly actions can be made in various aspects of cooking.
 - ・ Eco-conscious cooking is truly enjoyable. Actual cooking practice makes it easy to repeat at home. (It is easier to make a child aware of ecology rather than simply talking about it.)

2-④: DEVELOPMENT OF CYCLE LANES

A bicycle is an important means of urban transportation. In Funabashi City, there has been an increasing need for the use of bicycles reflecting the growing awareness of better health and environmental conservation. Meanwhile, bicycles are classified as light vehicles in Japan and are, in principle, statutory required to travel on “the left hand edge of a vehicle road”. However, there are many instances where bicycles use the pavement which is essentially prohibited, resulting in many minor collisions between cyclists and pedestrians. This project aims at introducing cycle lanes to existing vehicle roads so that cyclists can safely travel on the left hand side of vehicle roads.

FY 2012	Pioneering introduction of cycle lanes on Municipal Route 00-044 (Photo 1)
FY 2015	Formulation of the Funabashi Municipal Cycle Lanes Development Plan (Development target: 62.49 km of cycle lanes over a period of approximately 8 years)
FY 2022	Construction of a total of 30.2 km (as of April) Cycle lane construction work will continue, prioritizing those roads with many accidents involving bicycles.

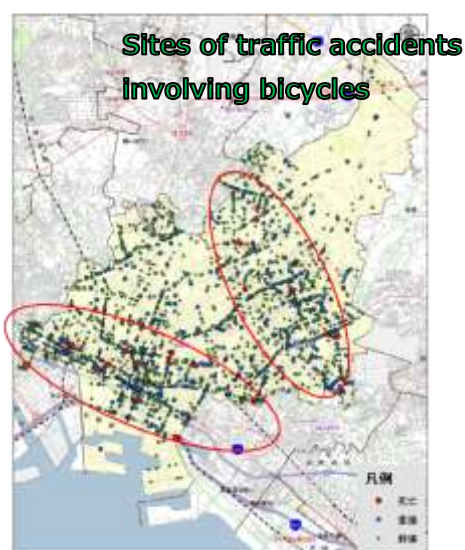


Fig.4- I -4 Map of traffic accidents involving bicycles

Duration: 2008 – End of July, 2010

Source: Funabashi Police Department



Photo 1: State of cycle lane development

CONCEPT3 PROJECTS RELATED TO THE ECOQUARTIER CHARTER

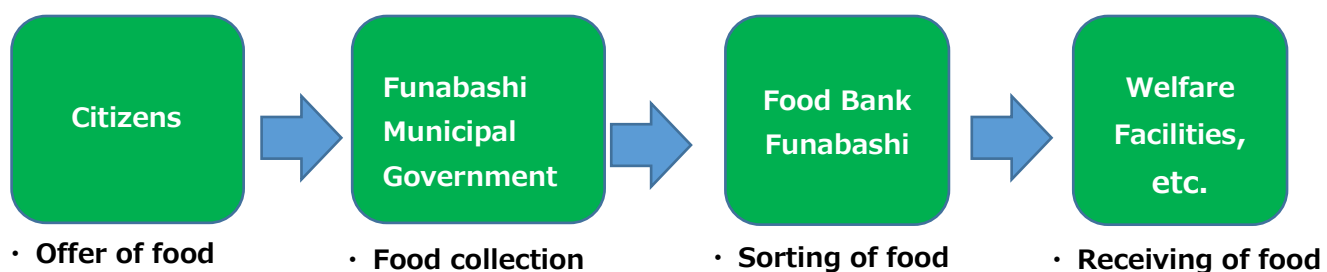
Since Step3 Certification, Funabashi City has been engaged in various projects related to the ideas embodied by the EcoQuartier Charter as described below.

3-①: FOOD DRIVE

A survey jointly conducted by the Ministry of Agriculture, Forestry and Fisheries and Ministry of the Environment estimated the food waste in FY 2019 amounted to some 5.7 million tons. A municipal survey conducted in FY 2019 found that unused foodstuff accounted for 2.6% of all combustible waste.

Funabashi City periodically holds a food drive event to support households in need of food and to reduce the amount of food waste and the collected foodstuff is given to Food Bank Funabashi, a non-profit organization.

Fig.4- I -5 Flow of food drive



Food offered



Delivery of food

Table.4- I -2 Food drive events

Fiscal Year	Events Held
2018	4 times; 4 days
2019	5 times; 7 days
2020	2 times; 56 days
2021	3 times: 52 days

NPO Food Bank Funabashi: Ms. Sasada, Chief Representative

“We started a food bank in Funabashi City to support those households with concern about access to sufficient food. Our Food Bank Funabashi hopes to contribute to the healthy growth of children through our support for food supply.”

※ A food bank is an organization which distributes free of charge food donated by individuals and businesses to those households in need of food support and organizations supporting child care.

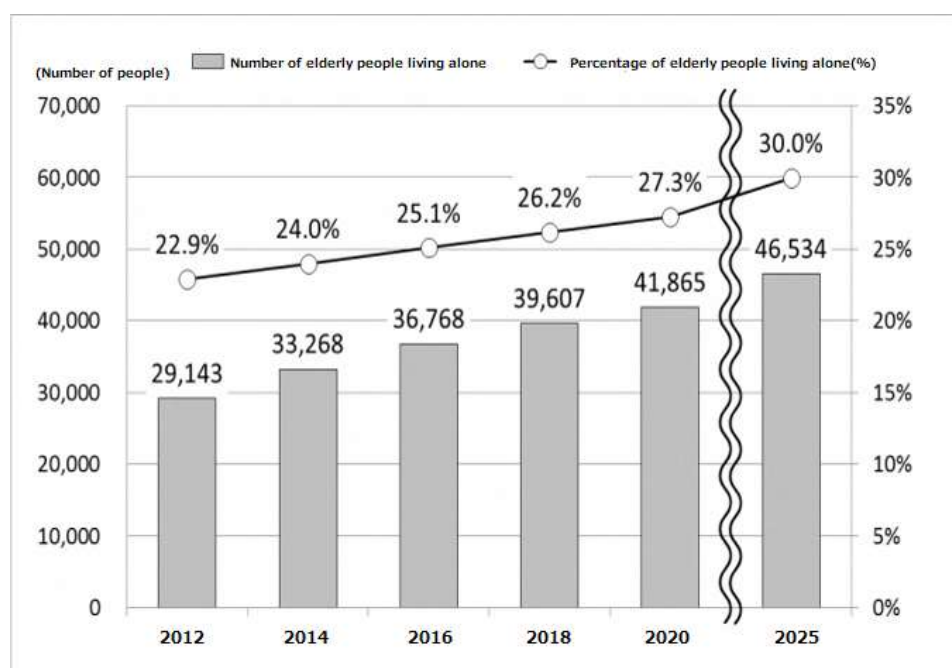
Voice of a municipal officer in charge

- “Combustible waste discharged by households contains food which could be eaten. We would like to make the activities of Food Bank Funabashi known to as many people as possible so that the support for households requiring food is boosted while reducing the amount of food waste.”
- Funabashi City continues to organize a food drive event several times a year, mainly featuring October which is the Food Waste Reduction Month, at municipal facilities.

3-②: WASTE COLLECTION SUPPORT PROJECT

The progressive increase of an elderly population and growth of nuclear families suggest an increase of the number of elderly living alone in the coming years. Funabashi City has been implementing a project to collect waste from the homes of those people who find it difficult to take their waste to a waste collection station and who are unable to obtain the assistance of other people.

Fig.4- I -6 Projection of number of elderly living alone



Source: 7th Elderly Health and Welfare Plan

FY 2014	Start of the demonstration project
FY 2018	Full-scale implementation of the project: The targets were expanded to include people with disabilities in addition to the elderly.
FY 2022	The project covers 306 households (as of April 1)



Scene of waste collection

- Voice of users

“It is very helpful as I find it difficult to move around because of my old age.”

“I can use this service with peace of mind because it is provided by the municipal government.”

- Voice of a municipal officer in charge

The number of households using this service has constantly increased since the start of the project, making the establishment of a stable collection system essential as well as improved efficiency of the work. As the number of users is expected to increase in the coming years due to an aging society, we intend to ensure project operation which matches the actual conditions of communities.

3-③: FLOWER SEEDLINGS SUPPORTER PROJECT

In Morino City, common areas of club houses and condominiums are greened by gardener groups. The participation of residents in greening activities has nurtured a sense of solidarity among residents. Moreover, the fostering of affection for their town has generated a sense of willingness among residents to better their own communities.

As promotion of the conservation of greenery and greening efforts by the public sector alone have limitations, the cooperation of citizens is actively sought to create a city full of flowers and greenery. In FY 2017, “the Master Plan for Greening of Funabashi City” concerning the promotion of greening of the city was revised and this project was called for in the Master Plan. The Flower Seedling Supporter Project actually started in FY 2018 and supporters have subsequently been recruited each year to expand the project.

Fig.4- I -7 Project flow







 <p>Seeds distributed by the municipal authority</p>	<p>① Citizens wanting to participate become “flower seedlings supporters” and receive seeds, fertilizer, etc.</p>
 <p>Scene of a workshop</p>	<p>② Supporters learn how to grow seedlings in a workshop and grow seedlings at their home, etc.</p>
 <p>Flower seedlings grown by supporters</p>	<p>③ Supporters deliver some of the seedlings they have grown to the municipal authority.</p>
 <p>Scene of planting flower seedlings</p>	<p>④ Supporters plant flower seedlings at public facilities.</p>
 <p>Scene of planted seedlings</p>	<p>⑤ In some places, supporters tend the flowerbeds.</p>

Table.4- I -3 Status of the Project

Fiscal Year	2018	2021
Number of flower seedling supporters	16	57
Number of flower seedling planting sites	1	10

	<p>Although it takes much time and effort, the pleasure of seeing the flowers grow is immense.</p>
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	<p>I would like to see the number of supporters greatly increase so that flowers are blooming everywhere in the city.</p>
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- Voice of a municipal officer in charge

Supporters are very active in project implementation. Greening of the city is progressing with cooperation between the city and its citizens. We hope to further promote the project so that the nursing of flower seedlings spread in not only those areas guided by the municipal authority but also in areas led by supporters. To this effect, the municipal authority intends to expand the project by increasing the number of planting sites and other means.

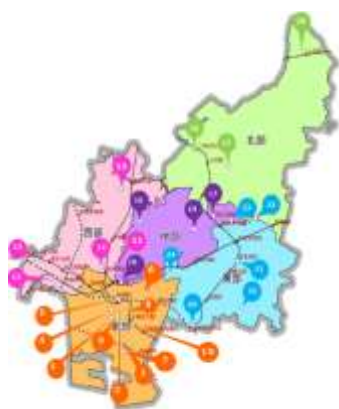
3-④: FUNABASHI HEALTH POINTS PROJECT

To extend the healthy lives of citizens, it is essential that those who are not interested in their own health and those who do not regularly exercise engage in health enhancement activities. The health points system was introduced as an incentive for participants so that efforts for health enhancement could become a habit. Health points are awarded to those participating in walking, exercise classes, etc. The participants can enter a raffle to win local specialties, etc. depending on the points they have acquired. A questionnaire survey conducted with participants found that more than 90% actually felt a change of lifestyle, including engagement in regular exercise such as walking.

FY 2016	Launch of the In-House Examination Committee to start examination of the introduction of the project
October, 2018	Full-scale commencement of the project
End of March, 2022	The number of participants reached 11,000
FY 2025	Target of 14,000 participants



Points are acquired by participating in walking, exercise classes, health checks, etc.



Exclusive terminal for Kenko (health) Spot



Fig.4- I -8 Available Kenko Spots capable of transmitting number of steps data (28 sites across the city as of end of FY 2021).

Recording of number of steps by a Smartphone or fitness tracker

● Voices of participants (Newsletter Funabashi, October 15, 2019 Issue)



“Since giving up my car in April, I have found it difficult to go out but participating in this Health Points Project has given me targets to achieve. I now go out every day and have even registered at an exercise class which I have never done before.”

“I have been walking for some time but I am now aware of the number of steps I take. It is encouraging to see the actual number and I really look forward to walking.”

“The project provides the opportunity for participants to talk to each other, expanding the circle of like-minded people. If you want to exercise, the Health Points Project is the one to go for.”

3-⑤: PROMOTION OF ENERGY SAVING AND RENEWABLE ENERGIES

INTRODUCTION TO PUBLIC FACILITIES

- Funabashi City has been promoting the introduction of energy saving systems as well as renewable energy systems at public facilities to reduce the emission of greenhouse gas. The introduced systems are photovoltaic power generation systems, small wind power generation systems, small hydropower generation systems and power generation systems using digestion gas generated from sewage sludge.
- The systems introduced between FY 2014 and FY 2020 are listed below.
 - 1) Energy saving system: approximately 179 systems
 - 2) Conversion of road lighting to the use of LEDs
 - 3) Renewable energy system: 36 systems

Installation at public facilities



Photovoltaic power generation system



Photovoltaic power generation system and small wind generation system



Digested gas power generation system

Based on the above, the following achievements have been made.

- 1) Greenhouse gas emission reduction amount: 52,612 t-CO₂/year
- 2) Estimated energy generation: 90,364 MWh/year

REVISION OF THE PLAN FOR EXECUTION OF GLOBAL WARMING COUNTERMEASURES FOR FUNABASHI CITY


In March, 2021, Funabashi City revised its own Plan for Execution of Global Warming Countermeasures to facilitate countermeasures to deal with the issue of global warming. This plan sets forth greenhouse gas emission reduction targets and related measures. At the same time, Funabashi City is committed to promoting the introduction of energy saving systems and renewable energy utilization systems for housing and public facilities.

Table.4- I -4 Plan for Execution of Global Warming Countermeasures for Funabashi City and targets for greenhouse gas emission reduction

Medium-term target ⇒ 46% reduction by FY 2030 compared to FY 2013 level

Long-term target ⇒ Challenge to achieve zero carbon in FY 2050

Fig.4- I -9 Principal components of the Plan for Execution of Global Warming Countermeasures for Funabashi City

1 : Spread of and education on environmental considering actions by citizens	
2 : Conversion to low carbon lifestyle	
3 : Spread of environmental consideration in business activities	
4 : Facilitation of capital investment towards low carbonization	
5 : Promotion of low carbonization in transport	
6 : Formation of a city with a low environmental load	
7 : Adaptation to climate change	
8 : Development of human resources to implement global warming countermeasures	

EFFECTIVE UTILIZATION OF THERMAL ENERGY AT INCINERATION PLANTS

When rebuilding aging incineration plants, Funabashi City sought to facilitate the proper disposal of waste to reduce the environmental load while dealing with the diversifying need for such plants by introducing a high efficiency power generation system, effectively using waste heat and making such plants a site for the learning of environmental issues.

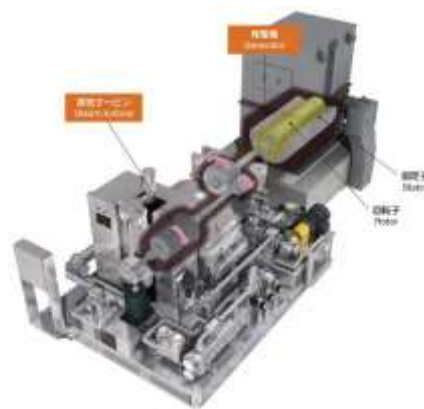
The Northern Incineration Plant was rebuilt in FY 2017 and the Southern Incineration Plant was rebuilt in FY 2020. A high efficiency power generation system was introduced at the time of rebuilding to ensure the effective utilization of heat from the incineration of waste as a resource. In FY 2021, a combined total of some 113,200 MWh/year was generated by these two plants, reducing CO₂ emission by approximately 50,600 tons/year.

• The examples of effective utilization of energy produced by waste processing are listed below.

- 1) Supply to excess heat utilization facilities
- 2) On-site power generation to meet the power demand of the plant
- 3) Sale of excess power to a power company



<Generator>



<Generator>



<Southern Incineration Plant>



<Northern Incineration Plant>

Among the incineration plants constructed by municipalities across Japan in FY 2020, the Northern Incineration Plant and the Southern Incineration Plant of Funabashi were ranked fifth and sixth respectively in terms of the generated energy per ton of waste (678 kWh/ton and 673kWh/ton respectively)

Table.4- I -5 Top 10 facilities for energy recovery (generated energy per unit of disposal waste)

1.	Osaka Prefecture	Higashi Osaka City	Plant A	752 kwh/ton
2.	Ibaraki Prefecture	Mito City	Plant B	716 kWh/ton
3.	Hyogo Prefecture	Kobe City	Plant C	696 kwh/ton
4.	Saitama Prefecture	Higashi Saitama City	Plant D	695 kwh/ton
5.	Chiba Prefecture	Funabashi City	Northern Incineration Plant	678 kwh/ton
6.	Chiba Prefecture	Funabashi City	Southern Incineration Plant	673 kwh/ton
7.	Tokyo Metropolis	23 Wards	Plant E	664 kwh/ton
8.	Niigata Prefecture	Joetsu City	Plant F	664 kwh/ton
9.	Toyama Prefecture	Toyama City	Plant G	635 kwh/ton
10.	Fukuoka Prefecture	Fukuoka City	Plant H	633 kwh/ton

3-⑥: ENSURING OF WATER CYCLE NURTURING LIVING CREATURES

ENSURING OF WATER SUPPLY VOLUME, FACILITATION OF GROUNDWATER RECHARGE, CONSERVATION OF WATER QUALITY, ETC.

Decline of the urban water retention function and water pollution due to rapid urbanization, etc. have become problematic issues. Funabashi City has introduced such countermeasures as the facilitation of rainwater infiltration, improvement of the sewer network, etc. to achieve certain levels.

As a sound water cycle is important for the conservation of biodiversity, the Funabashi Biodiversity Strategy formulated in FY 2017 adopts “ensuring a water cycle nurturing living creatures” as one of its basic policies.

The relevant activities in progress are listed below.

<Ensuring of water supply volume and facilitation of groundwater recharge*>

- 1) Facilitation of rainwater infiltration through conservation of forests and farmlands, improvement of rainwater infiltration facilities and other means
- 2) Prevention of ground subsidence through control of groundwater extraction
- 3) Facilitation of conservation of water resources through effective use of rainwater by the use of rainwater storage facilities

<Conservation of water quality, etc.>

- Improvement of the sewer network, etc.
- 1) Conservation of water quality through waste water control measures and monitoring of the state of water pollution
 - 2) Conservation of water quality through the prohibition of subsurface infiltration of harmful substances

- 3) 3)Improvement of the quality of inflow water to tideland, shallow sea areas, etc. through the improvement of public sewerage systems and encouragement of guidance based on the Water Pollution Prevention Act
- 4) A survey on the sources of plastic waste in oceans and examination of measures to control their generation through cooperation of the municipal government, university and research institution

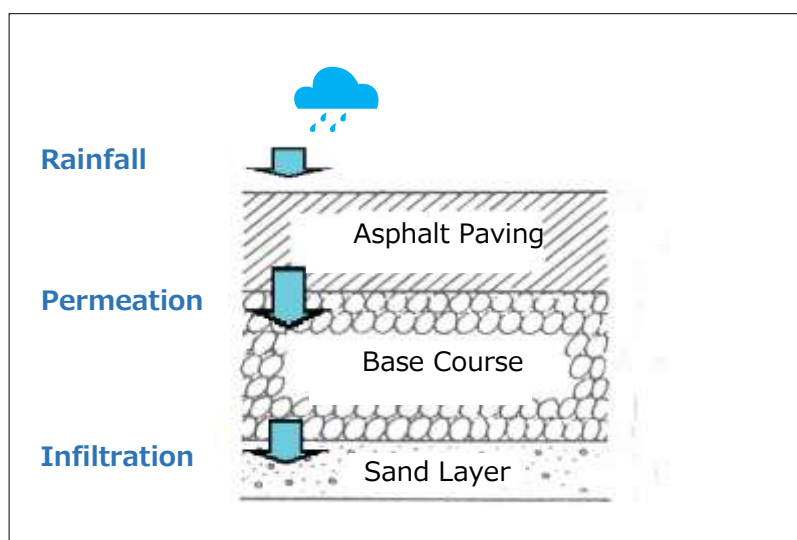
*Groundwater recharge: This means a slow infiltration of water from the ground surface to become groundwater, regulating the water discharge to rivers.

Some strategic management indicators are listed in the table below.

Table.4- I -6 Examples of management indicators under Funabashi Biodiversity Strategy

Strategic Management Indicators	At Time of Strategy Formulation (FY 2015)	Present (FY 2020)	Target Value	
			Interim Year (FY 2020)	Target Year
Actual Construction Volume of Permeable Paving	111,422 m ²	136,187 m ²	126,700 m ²	156,800 m ² (FY 2026)
Public Sewerage System Coverage Ratio	82 %	90 %	90 %	95 % (FY 2024)

Fig.4- I -10 Image of permeable paving



3-⑦: PROMOTION OF OCEAN PLASTIC WASTE CONTROL MEASURES

MICROPLASTICS SURVEY

Once flowing into the ocean, plastic is broken into small fragments due to the impact of wind, waves, ultraviolet rays, etc. Those of 5mm or less in diameter are called microplastics and accumulate in

sea water, sea floor, coastal areas, etc. While there is concern for their adverse impacts on the ecosystem as marine species and birds may eat them, there are many unknown issues, including how such microlastics accumulate. Funabashi City considers this issue to be of a great concern as the city faces Sanbanze which has a rich ecosystem.

※ Sanbanze is a tideland and shallow sea area (water depth of 5 m or less at the time of low tide) of some 1,800 ha located deep within Tokyo Bay along the coastline of Urayasu, Funabashi and Narashino Cities.



Location of Sanbanze



Scene of Sanbanze

SIGNING OF THE COOPERATION AGREEMENT ON THE ENVIRONMENT WITH COLLEGE OF INDUSTRIAL TECHNOLOGY, NIHON UNIVERSITY

On September 1, 2020, the Funabashi City Authority has signed the “Cooperation Agreement on the Environment” with the College of Industrial Technology, Nihon University. The College of Industrial Technology conducts a survey and analysis of microplastics at rivers, sea areas and sewage treatment plants with a view to exploring the mechanism of inflow of microplastics from inland areas of Funabashi City and their accumulation and also their impacts on sea areas.

Funabashi City then uses the analysis results to educate its citizens on plastic waste reduction measures, scattering plastics control measures, appropriate separate waste collection, etc.



Signing ceremony for the cooperation agreement between Funabashi City and Nihon University

Table.4- I -7 Microplastics survey conducted in FY 2021

Survey Contents	Frequency
Survey on microplastics washed ashore	11 times
Aerial survey using a drone on distribution of accumulated microplastics	9 times
Microplastics contents survey	18 times for rivers, 12 times for sea areas and 58 times for sewage (total of 88 times)



Plastic waste discarded on a beach or drifted ashore

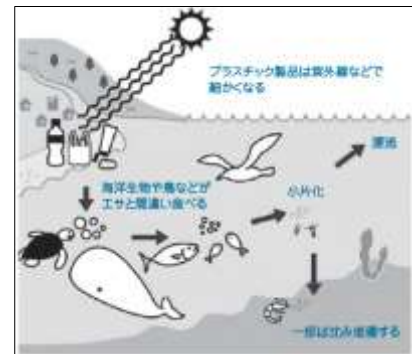


Fig.4- I -11 Image of problem of sea garbage
Source: Ministry of the Environment: Work for Comprehensive Examination of Marine Debris Control Measures”



Survey on microplastics in seawater



Survey on microplastics in bottom mud of rivers

“FUNABASHI SAMBANZE CLEAN-UP”

Funabashi City jointly with citizens, businesses, environmental organizations, etc. organizes the following events every year to raise understanding of and interest in Sambanze.

- 1) Cleaning of Sambanze (624 participants in FY 2019)
- 2) Tideland Creatures Observation Event (98 participants in FY 2019)
- 3) Contest for “Paintings of Sambanze” Drawn by Primary School Pupils (300 participants in FY 2019)

The microplastics survey participated by citizens on this occasion (cleaning of Sanbanze) confirmed the presence of 200 to 300 microplastics at five beach sites of 1 m² each.



Scene of cleaning



Painting contest



Scene of the microplastics survey



Microplastics found in Sambanze

3-⑧: CONSERVATION OF BIODIVERSITY AND SUSTAINABLE USE

FORMULATION OF THE FUNABASHI BIODIVERSITY STRATEGY

The progressive development of residential land in recent years has damaged the biodiversity in Funabashi City. Moreover, there are now fewer opportunities for citizens to feel nature in their neighborhood. As the Funabashi Municipal Authority has concern for the fading awareness of the natural environment of the city on the part of its citizens, it formulated the Funabashi Biodiversity Strategy in March, 2017 to conserve and promote biodiversity and its sustainable use in the coming years. This was revised in March, 2022, 5 years after the initial formulation of the strategy.





Fig.4- I -12 Structure of the Funabashi Biodiversity Strategy

Chapter 1 What is the Funabashi Biodiversity Strategy	
Chapter 2 Current Situation of the Biodiversity in Funabashi City and Pending Issues	
Chapter 3 Basic Matters of the Strategy	
Chapter 4 Image of the Future Aimed at and Measures	
Chapter 5 Deployment of Measures	
Chapter 6 System to Promote the Strategy	

OPENING OF THE FUNABASHI SAMBANZE ENVIRONMENTAL LEARNING CENTER

The Funabashi Sambanze Environmental Learning Center was opened in 2017 as a place for visitors to enjoy learning about the natural environment. Since then, the Center has been implementing various activities, including the dissemination of environmental information and education on the environment, for the purpose of conserving the biodiversity.

The Center consists of three zones, i.e. “Knowing”, “Thinking” and “Learning” and acts as a facility for families and friends to learn about Sambanze and its environment in an enjoyable manner while experiencing the fascination of Sambanze.

	
<p>Funabashi Sambanze Environmental Learning Center</p>	<p>[Knowing Zone] 180° Giant Theater: Experiencing creatures and the history of Sambanze</p>
	
<p>[Thinking Zone] Simulated experience of fishing: The digital contents allow visitors to experience dragnet fishing once conducted in Sambanze.</p>	<p>[Learning Zone] Digital globe: Learning about global warming, typhoons, tsunami, bird migration, etc. by turning the globe.</p>

OUTCOMES OF VARIOUS MUNICIPAL EFFORTS

The FY 2020 questionnaire survey with citizens discovered certain positive outcomes of the efforts of Funabashi City, including the learning at the Funabashi Sambanze Environmental Learning Center and promotion of enlightenment using various media.

Table.4- I -8 Results of FY 2020 Questionnaire Survey with Citizens on Biodiversity

Survey Item/FY	2010	2020
Degree of recognition of biodiversity	44.2%	50.0%
The natural environment has improved	2.7%	6.2%
The natural environment has worsened	31.9%	26.1%

CONCEPT4 EXAMPLES OF COMMUNITY DEVELOPMENT INCORPORATING THE IDEAS OF THE ECOQUARTIER CHARTER

This chapter explains the Minami-Funabashi Station South Exit Area Development Project which has actively tried to incorporate the ideas of the EcoQuartier Charter from the project conceptualization stage with the aim of creating a sustainable town.

4-① : MINAMI-FUNABASHI STATION SOUTH EXIT AREA

INTEGRATION OF DIVERSE URBAN FUNCTIONS

The land in this area had not been used for a long time even though it had a favorable location next to a station exit. In FY 2013, Funabashi City obtained ownership of the land and has since conducted a series of discussions and examinations on how to best use the land.

The planned project is designed to integrate diverse urban functions, including a plaza, commercial facilities, housing and a welfare facility, next to the station exit with a view to vitalizing the local area.

Fig.4- I -13 Project image



UNDERSTANDING THE NEEDS OF CITIZENS

The Funabashi Municipal Authority organized a questionnaire survey and opinion exchange meetings to broadly understand the needs of citizens and selected a private developer using the identified local needs as preconditions so that the land in question could be used to match the needs of citizens.

1) Wide Area Needs Survey

Purpose: Understanding of the needs of a wide area as the land is located next to a station exit and is used by many citizens.

Survey method: A citizens awareness survey (random sampling of 3,000 citizens) and a web-based questionnaire were conducted in FY 2018.

2) Local Needs Survey

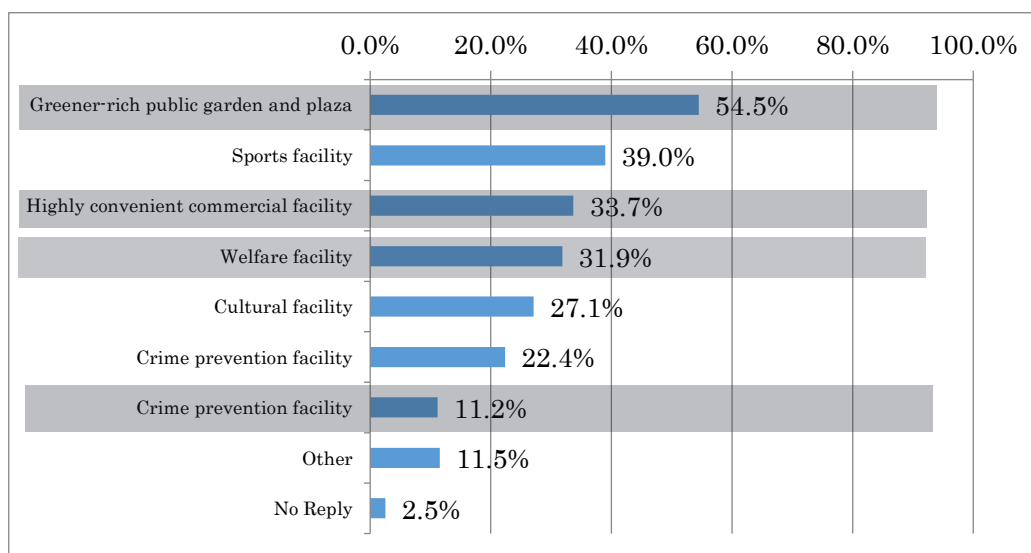
Purpose: Understanding of local needs as the municipal land in question is bordered by existing residential areas.

Survey method: Several opinion exchange meetings have been held since FY 2014 with 17 local town block associations and neighborhood councils.

3) Survey Results

Both the wide area needs survey and local needs survey returned the same finding that residents wanted “such facilities as a greenery-rich public garden and a plaza where many people can relax”.

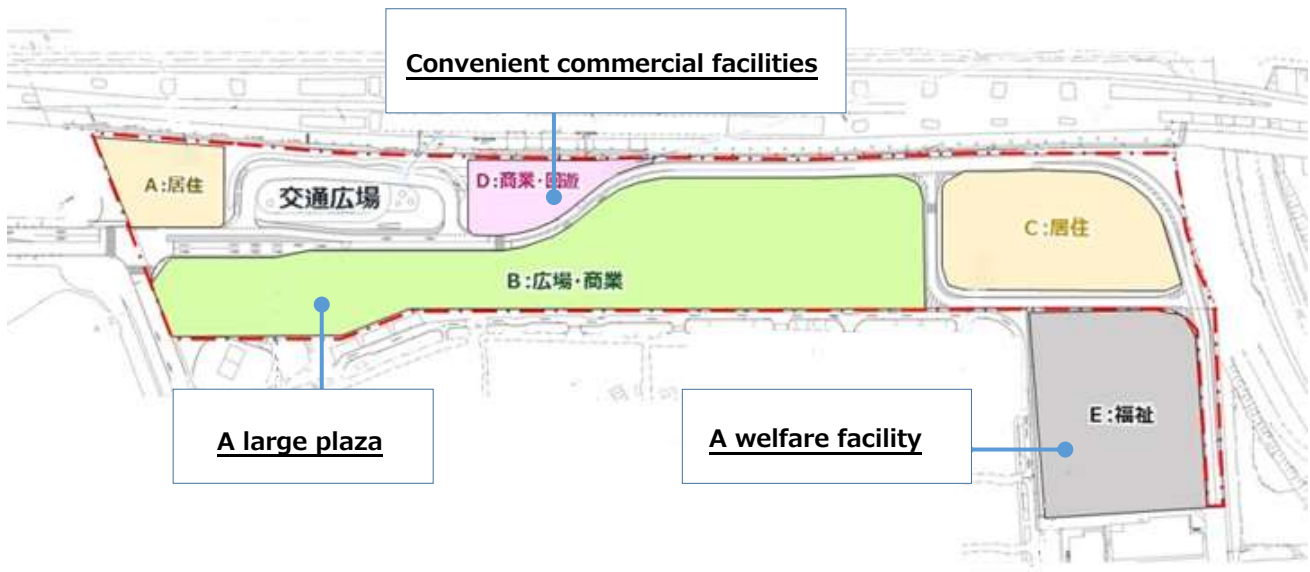
Fig.4- I -14 Questionnaire survey results: “What kind of facilities would you like on this land?”



4) Reflecting the Needs of Citizens

A land use plan was formulated based on the needs of citizens and the recruitment of a developer was announced in FY 2019.

Fig.4- I -15 Drawing for the land use plan (draft)



MANAGEMENT THROUGHOUT THE PROJECT PERIOD

In FY 2019, the municipal authority announced the recruitment of a developer on the condition that a management body would be established and operated to maintain a bustling area in the coming years. The selected developer will establish and operate a management body and continually implement such area management activities as the organization of various events in the plaza and the transmission of area information.

Fig.4- I -16 Assumed geographical scope for area management

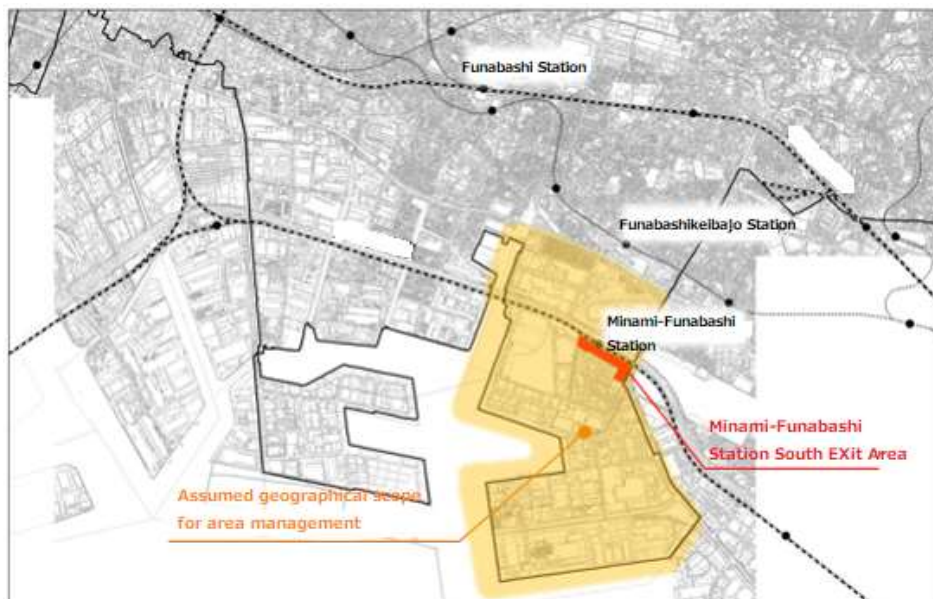
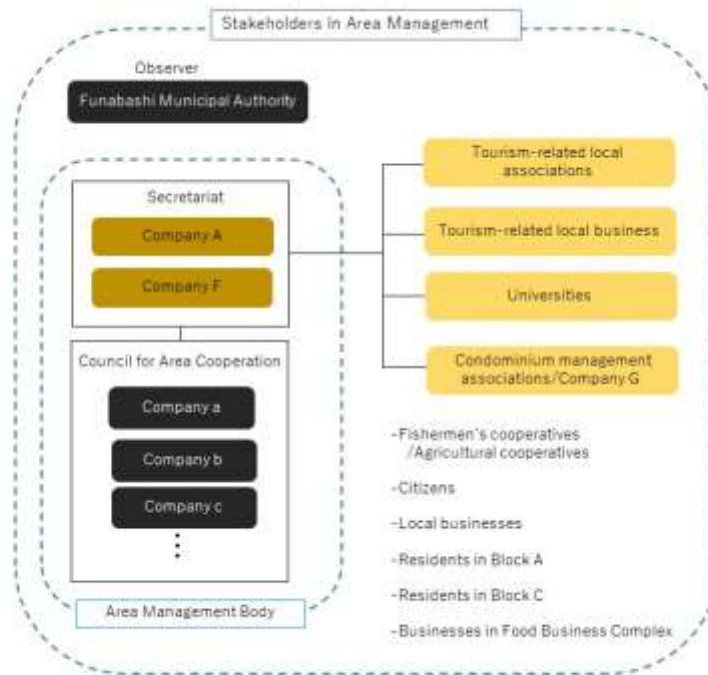


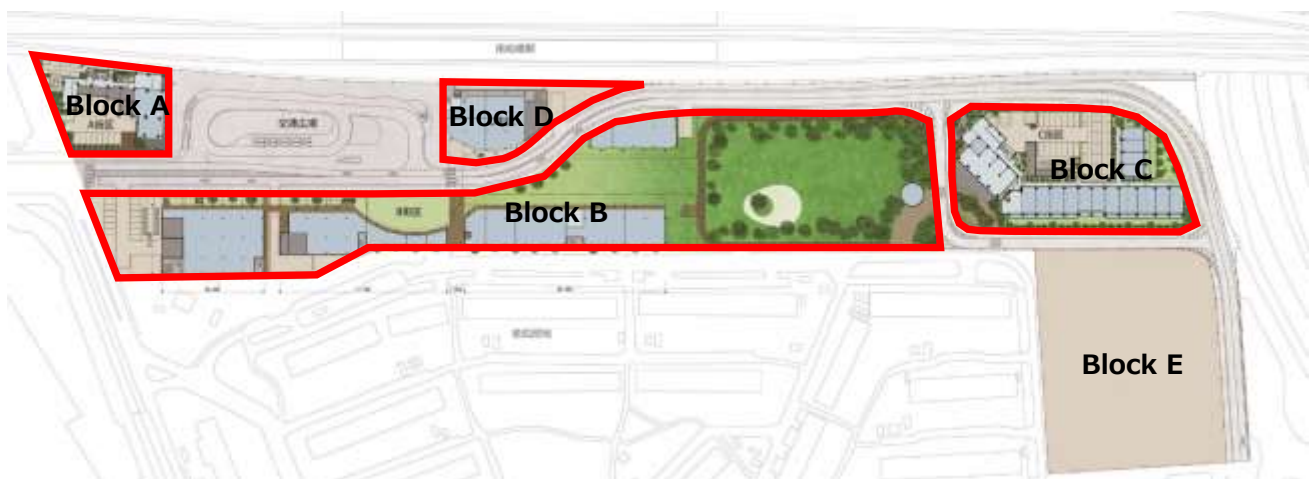
Fig.4- I -17 Conceptual diagram of management body



FINANCIAL CONSIDERATION

The municipal authority aimed at minimizing the financial burden on the city at both the facility construction stage and facility management stage. As the developer proposed that the municipal authority would receive sales revenue and rent exceeding the infrastructure development cost, the municipal authority decided to proceed with the project.

Fig.4- I -18 Utilization of the land

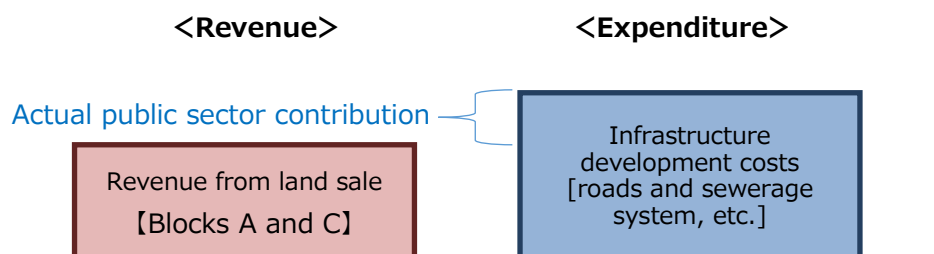


Block A	Medium to high rise housing	To be sold
Block B	Commercial facilities	Fixed term leasehold contract for business use
Block C	Medium to high rise housing	To be sold
Block D	Commercial facilities	Fixed term leasehold contract for business use
Block E	Welfare facility	—

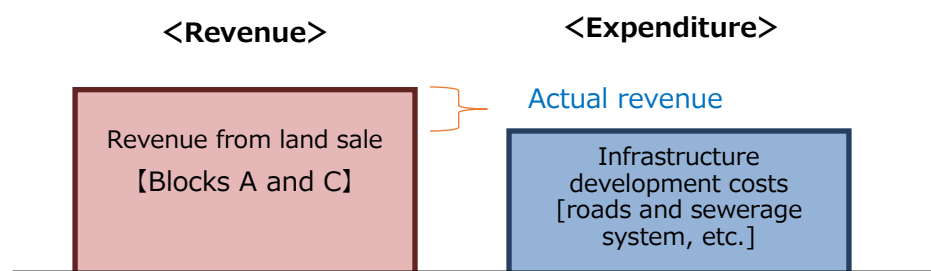
Fig.4- I -19 Conceptual drawing of financing shares at facility development stage

By selling part of the municipal land for housing, revenue from sales will cover part of the development cost of such infrastructure as roads, water supply, sewerage systems, etc. which are essential for land use.

○ Assumed revenue and expenditure at time of developer recruitment

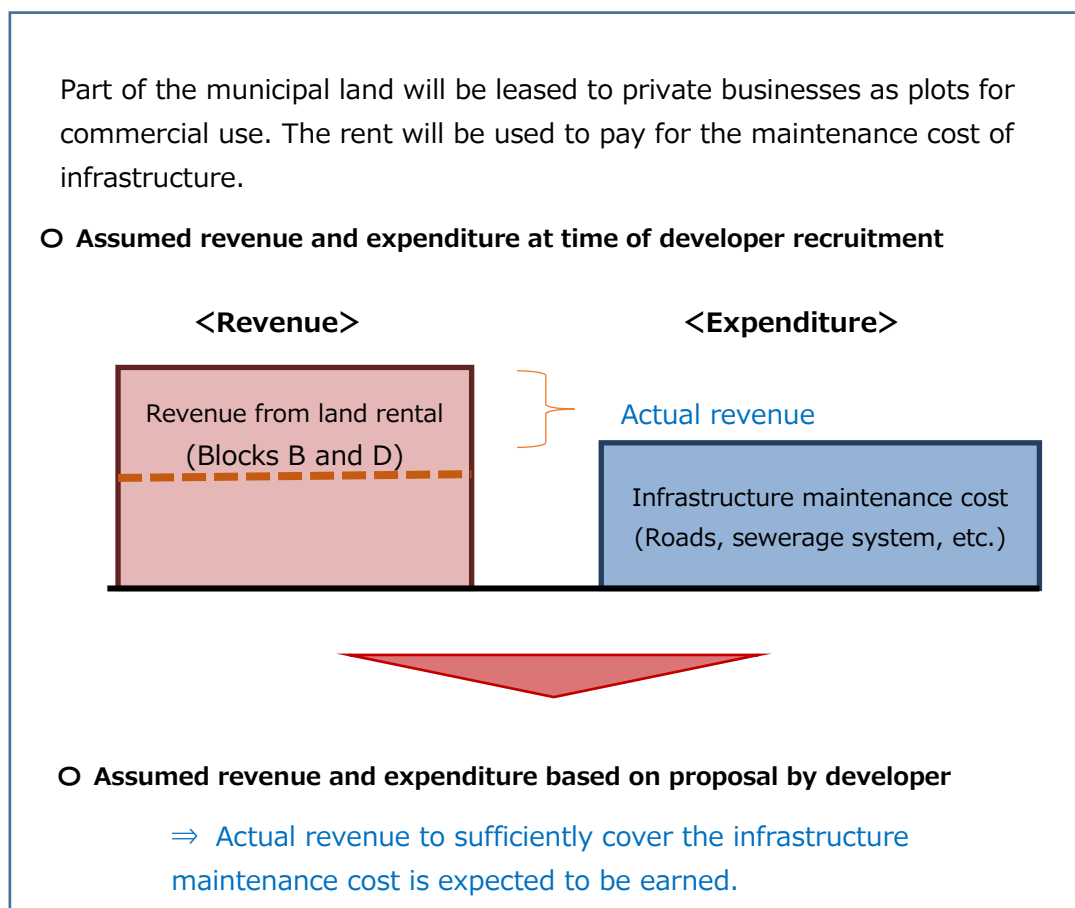


○ Assumed revenue and expenditure based on proposal



⇒ The amount of public sector contribution will be nil and actual revenue is expected to materialize.

Fig.4- I -20 Conceptual drawing of financing shares at operation stage



ENVIRONMENTAL CONSIDERATION

- The municipal authority announced the recruitment of a developer based on conditions ① through ③ explained below.

① Conforming to the municipal land utilization themes

(1) To make Minami-Funabashi Station a new base creating a feeling of excursion together with Funabashi Station which is the city's main station, a greenery-rich expansive space should be introduced next to the station exit to offer relaxation and bustle while trying to establish harmony with the surrounding environment with due consideration of nearby residential areas, etc.

(2) Town development centering on the station plaza will form an entrance to the coastal district integrating local communities.

② Making a landscape worthy of an entrance to a coastal district

③ Giving proper consideration to the neighboring environment, including residential areas to the south

Fig.4- I -21 Conceptual drawing of financing shares at facility development stage-6 Conceptual drawing of financial shares at operation stage

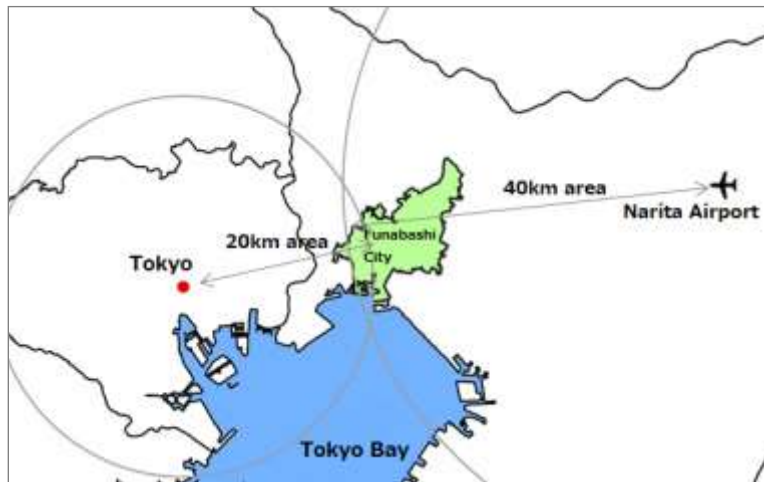


Fig.4- I -22 Location of Coastal District



- The developer proposed the following plan for the project.
 - 1) Introduction of a plaza as vast as some 8,000 m²
 - 2) Adoption of the “community garden concept” consisting of five garden areas with a “garden entrance” as the starting point
 - 3) Adoption of a building height and volume which gives the skyline a sense of freedom offered by the station exit

Fig.4- I -23 Image of development concept “From community garden to next landscape”





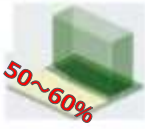



Fig.4- I -24 Landscape images



SETTING OF RULES CONCERNING LAND USE AND BUILDINGS

The municipal authority decided the “Plan for “Minami-Funabashi Station South Exit Area” in FY 2021 having undergone the procedure set forth by the City Planning Act. This Plan incorporates the following rules to secure a comfortable as well as beautiful townscape for many years to come.

Fig.4- I -25 Principal community development rules under the Plan for Minami-Funabashi Station South Exit Area

The area is divided into five blocks to enable the introduction of diverse facilities.		The subdivision of blocks is not permitted.	
Open spaces are secured.		The locations of the building walls are restricted.	
The color of the external building walls of u is restricted.		Urban infrastructure facilities are secured (roads, plaza and traffic square).	

DEVELOPMENT OF ATTRACTIVE PEDESTRIAN SPACES

In FY 2020, the municipal authority conducted the detailed design of the roads, station plaza and electric pole-less streets and is determined to conduct the following to develop attractive pedestrian spaces.

- 1) The width of the sidewalks is 2.5 m to 3.5 m and sidewalk-like empty space is introduced in neighboring blocks to ensure safe and pleasant pedestrian spaces.
- 2) Interlocking paving is introduced to create an attractive landscape.
- 3) A water retention function is introduced to prevent the occurrence of heat islands.

Fig.4- I -26 Image of station square



FACILITATION OF THE USE OF PUBLIC TRANSPORT

In view of the chronic traffic congestion in the surrounding area, a proposal for “automobile traffic control measures” was imposed as part of the application to become the developer. The selected developer made the following proposals.

- ① The composition ratio of restaurants and service stores serving local residents and workers among is increased while reducing the ratio of stores selling goods to reduce the number of shoppers from wider area using a car to visit these stores.

Commercial facilities in general:

“good selling stores: restaurants and service stores = 80:20”



Commercial facilities in the area concerned:

“good selling stores: restaurants and service stores = 40:60”

*The ratios may change in the future depending on the composition of commercial facilities.

- ② SNS, etc. are used to encourage visits to the area by public transport along with incentives for the use of public transport, such as offering benefits for users of public transport.
- ③ The routes and service frequency of shuttle buses linking Minami-Funabashi Station with neighboring districts are reviewed to improve the convenience of use of public transport.

AXE.4-II LEVERAGE EFFECT OF “FUNABASHI MORINO CITY”— OUTWARD EXTENSION FROM FUNABASHI CITY (ACTIVE EFFORTS OF NOMURA REAL ESTATE DEVELOPMENT CO., LTD.)

CONCEPT1 WHAT NOMURA LEARNED FROM MORINO CITY

WHAT NOMURA LEARNED FROM MORINO CITY

In the development of Morino City, what we at Nomura Real Estate Development Co., Ltd. (hereinafter simply referred to as “Nomura”) aimed at was “the creation of a town in which residents have a vibrant life which they truly enjoy through interaction and a sense of genuine community”. (P.9) We believed that it would be essential for “the residents themselves to create their own community”.

In a period of three years after people moved into their new homes, Nomura organized various events while assisting the activities of the residents’ association so that the residents’ association for Morino City could autonomously operate from the fourth year onwards. Through such three year assistance, Morino City acquired EcoQuartier Certification Step3 while we at Nomura learned the following.

● What Nomura has learned from Morino City

On the issue of supporting community development

- The developer should create a mechanism and system for residents to develop their own community and should provide assistance for community operation and management by residents.
- The developer should provide opportunities for residents to get to know their community and meet their neighbors with a view to residents developing a feeling of affection for their community.
- The affection of residents for their own community leads to their voluntary participation on community development.
- Cooperation with local businesses and schools, etc. is essential for the vitalization of a community.

Boost to corporate value through community development

- Support for community development leads to the better evaluation of the developer in the local community.
- The external publicity of community development activities boosts corporate value (in the form of acquiring an EcoQuartier Certification, etc.

Based on what we have learned from Morino City, Nomura has compiled the following development policies as guidelines for the development of new communities. (P.117) Nomura introduced a new section responsible for the promotion of resident-led community development in 2020 (P.119) and has commenced several projects within the Nomura group. (P.120)

● CHALLENGE FOR THE DEVELOPMENT OF NEW COMMUNITIES BY NOMURA

• To repeat resident-led community development successfully achieved in Morino City in other projects.
• To achieve “the vitalization of entire neighboring areas” in addition to “the vitalization of the development area” which was achieved in Morino City.

NOMURA’S NEW COMMUNITY DEVELOPMENT INITIATIVE AND PROMOTION SYSTEM

NEW COMMUNITY DEVELOPMENT INITIATIVE: “BE UNITED INITIATIVE”

The community development aimed at by the “BE UNITED Initiative” is a type of community development which “aims at the sustainable vitalization of a local area with the development area at its center”. For this reason, Nomura has embarked on “the establishment of a collaboration platform for diverse, multiple players, such as residents, associations, schools and businesses” and “the creation of residents’ affection for and pride in their community, i.e. civic pride, in addition to conventional town development centering on buildings and other tangible objects.

OUTLINE OF THE “BE UNITED INITIATIVE”

Table.4- II -1 Outline of the “BE UNITED Initiative”

“BE UNITED Initiative”: Symbiotic type community development starting with linking between the community and the local area and opening of the community	
Community development aimed at	Development of a community which is forever loved as a sustainable community Aim of achieving the “sustainable vitalization of the development area” and “long-term improvement of the area brand”
Prioritized activities	<ul style="list-style-type: none"> • Establishment of a collaboration platform for diverse, multiple players, such as residents, associations, schools and businesses • Fostering of “civic pride” among residents

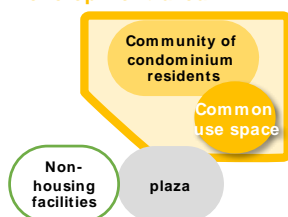
COMMUNITY AIMED AT BY THE “BE UNITED INITIATIVE”

The community aimed at by Nomura under the “BE UNITED Initiative” is one in which residents, businesses, etc. of the development area participate in addition to the participation of residents, businesses, associations, etc. in neighboring areas. In Morino City, the scope of the community expanded from a single condominium to the entire development area. Extension of this community to incorporate neighboring areas is now aimed at.

Fig.4- II -1 Comparison of the community established in Morino City and the community aimed at under the “BE UNITED Initiative”

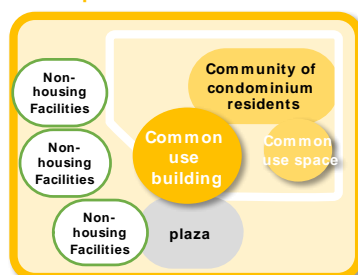
Typical development of a condominium

Development area

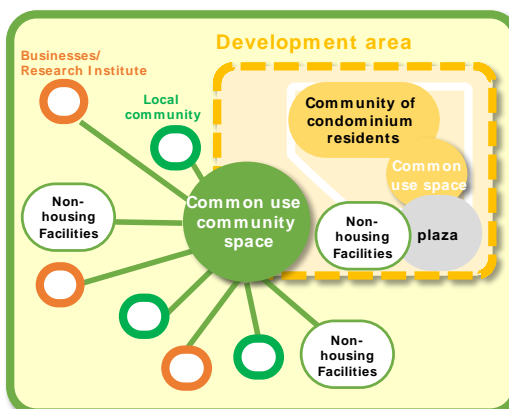


Funabashi Morino City

Development area



BE UNITED INITIATIVE



PROMOTION ACTIVITIES “Be ACTO”

Nomura has grouped community development activities based on the “BE UNITED Initiative” with the title of “Be ACTO”.

CONTENTS OF FIVE ACTIVITIES OF “Be ACTO”

Table.4- II -2 Contents of five activities of “Be ACTO”

① Opening of “common use community space” as a space for local activities
② Assignment of an “area designer (employee of the Nomura Group)” as a management staff member
③ Establishment of an “area management body” of which the members consist of individuals of associations, schools and businesses
④ Transmission of information from newly established community website and facilitation of cooperation among area-specific Be ACTOs
⑤ Commencement of community activities in the area prior to the completion of construction work to establish a local community network

REFERENCE TO MORINO CITY WHEN PLANNING “Be ACTO”

When planning and designing “Be ACTO”, Nomura referred to the various approaches, etc. employed for Morino City.

Table.4- II -3 Approaches for Morino City and activities of Be ACTO

	Morino City	Be ACTO
Space for activities of the area management body	The Club House is used as a base for the autonomous activities of the community. <Evaluation by Nomura> The existence of an activity base facilitated exchanges between residents.	What is required of a wide area management body is an activity space open to the area. Opening of an activity space based on the concept of “a common-use community space”
Area management body	The developer established a community development council of which the members consist of residents and representatives of businesses. <Evaluation by Nomura> Time and effort is required to establish an area management body with the participation of various players. Cooperation within an area is smooth when such a body is established by the developer at the time of development.	An area management body is established as a separate body from a condominium management association. A body in which diverse players participate is established by the developer.
Assistance by the developer for activities	The developer provided assistance for the operation of the residents’ association. <Evaluation by Nomura> The assistance of a developer is required until activities are right on track.	The developer is continually involved in the development area, providing assistance for area management activities led by residents and also for the cooperation of diverse local players.

NOMURA’S IN-HOUSE SYSTEM ESTABLISHED TO PROMOTE “Be ACTO”

Nomura designated assistance for community activities as its own new project and introduced the Area Management Division to promote “Be ACTO” in FY 2020. This Area Management Division has 13 staff members in charge of the operation of 3 projects and has implemented 3 schemes.

Staff members of the Area Management Division assist area management led by residents while involving themselves in various aspects of development areas even after people have moved in. The Division is responsible for the introduction of the five activity policies set forth for “Be ACTO” in a suitable manner to individual development areas, facilitation of collaboration among various local players and realization of the sustainable vitalization of each development area.

CONCEPT2 EXAMPLES OF COMMUNITY DEVELOPMENT BASED ON THE “BE UNITED INITIATIVE”

Nomura’s new projects based on what we have learned from Morino City since the acquisition of EcoQuartier Step3 Certification in 2016 are introduced next.

Table.4-Ⅱ-4 Examples of projects based on the new community development initiative

Project Title	Project Outline	Components	Planned Time of Completion
1 . Proud City Hiyoshi	Large-scale multi-purpose development centering on condominiums	Condominiums, primary school, serviced dwellings for the elderly, health support facilities (sports club, sports studio, etc.) and local amenities (activity space for the area management body, child care supply facility, etc.)	2022 (Moving in started in 2020)
2. Proud Season Inagi Minamiyama	Land readjustment project centering on detached houses	Detached houses Base for local activities	2030 (Moving in started in 2020)
3. Proud Tower Kameido Cross + Large-Scale Shopping Mall	Large-scale multi-purpose development centering on condominiums and a large-scale shopping mall	Condominiums, large-scale shopping mall, Activity Space for the Area Management Body and nursery	March, 2022 (Moving in started in 2022.April)
4. Nakano Station New North Exit Area Development Project	Large-scale multi-purpose development centering on condominiums, culture hall and offices	Condominiums, culture hall, offices, commercial facilities and hotel	FY2028
5. Shibaura 1-Chome Project	Large-scale multi-purpose development centering on offices	Offices, commercial facilities, hotel, condominiums and port	2030

1. PROUD CITY HIYOSHI

Proud City Hiyoshi is the first “Be ACTO” project and involves large-scale multi-purpose development for multiple generations to live side by side. Apart from condominiums with a total of 1,318 condos, commercial facilities, dwellings for the elderly, health support facilities and local amenities are being developed on site. A new municipal primary school is also located on the site.

Table.4- II -5 Proud City Hiyoshi: Project Outline

Project title	Proud City Hiyoshi
Project outline	Large-scale multi-purpose development centering on condominiums
Components	Condominiums, primary school, commercial facilities, dwellings for the elderly, health support facilities and local amenities
Site area	Approx. 41,818.81m ²
Sale	1318 condos; 20 story buildings • Residence I (362 condos); Residence II (417 condos); Residence III (539 condos)
Area	Kohoku Ward, Yokohama City, Kanagawa Prefecture
Development schedule	March, 2020: Residence I (362 condos) completed March, 2021: Residence II (417 condos) completed March, 2020: Residence III (539 condos) completed

Fig.4- II -2 Proud City Hiyoshi



Fig.4- II -3 Proud City Hiyoshi: Site Layout Map



1) ESTABLISHMENT OF “GENERAL INCORPORATED ASSOCIATION: ACTO HIYOSHI” AS THE AREA MANAGEMENT BODY

In FY 2019, “General Incorporated Association: ACTO Hiyoshi” (hereinafter referred to as “ACTO Hiyoshi”) was established as the area management body. The members of ACTO Hiyoshi consist of condominium residents, representatives of businesses located on the development site as well as residents and representatives of businesses, associations and schools, etc. in the neighbouring area. Nomura is in charge of operating this body as a full member of ACTO Hiyoshi.

In Proud City Hiyoshi, it is compulsory for commercial tenants on the site “to join the area management body and its activities”. These commercial tenants are called “core partners” and conduct area management activities making the best of their business specialities.

Table.4- II -6 Membership of ACTO Hiyoshi

Type of Membership	Entity	
Full members	Nomura Real Estate Development Co., Ltd.	
	Proud City Hiyoshi Management Association	
General members, etc.	Inside the development area	Businesses operating in the development area (core partners) A NPO supporting childcare: COCO Hiyoshi A sports gym: Megaros A green shop: Kichijitsu WONDER BASE A community café: Hare to ke Serviced housing for the elderly: Oukas Hiyoshi
		Tenants of commercial facilities located in the development area
		Residents of Proud City Hiyoshi
	Outside the development area	Local residents
		Local associations, schools, businesses, etc.

Table.4- II -7 Number of members of ACTO HIYOSHI (as of June, 2022)

Type of Member		Number of Members
Inside the development area	Residents of Proud City Hiyoshi	854 households with 1,585 people
	Businesses operating in the development area (core partners)	5 businesses
	Tenants of commercial facilities located in the development area	11 tenants
Outside the development area	Local residents	130 people
	Local youth (18 years old and younger)	26 people
	Local businesses and associations (outside the development plots/area)	19 bodies with 24 people

- Management system to ensure the smooth operation of ACTO Hiyoshi

ACTO Hiyoshi has an “area coordinator” to deal with issues concerning the area and residents and an “area designer” to facilitate cooperation with local players. Meanwhile, Nomura has appointed a staff member to act as the “area designer” to “assist the continuous operation of the area management activities”.

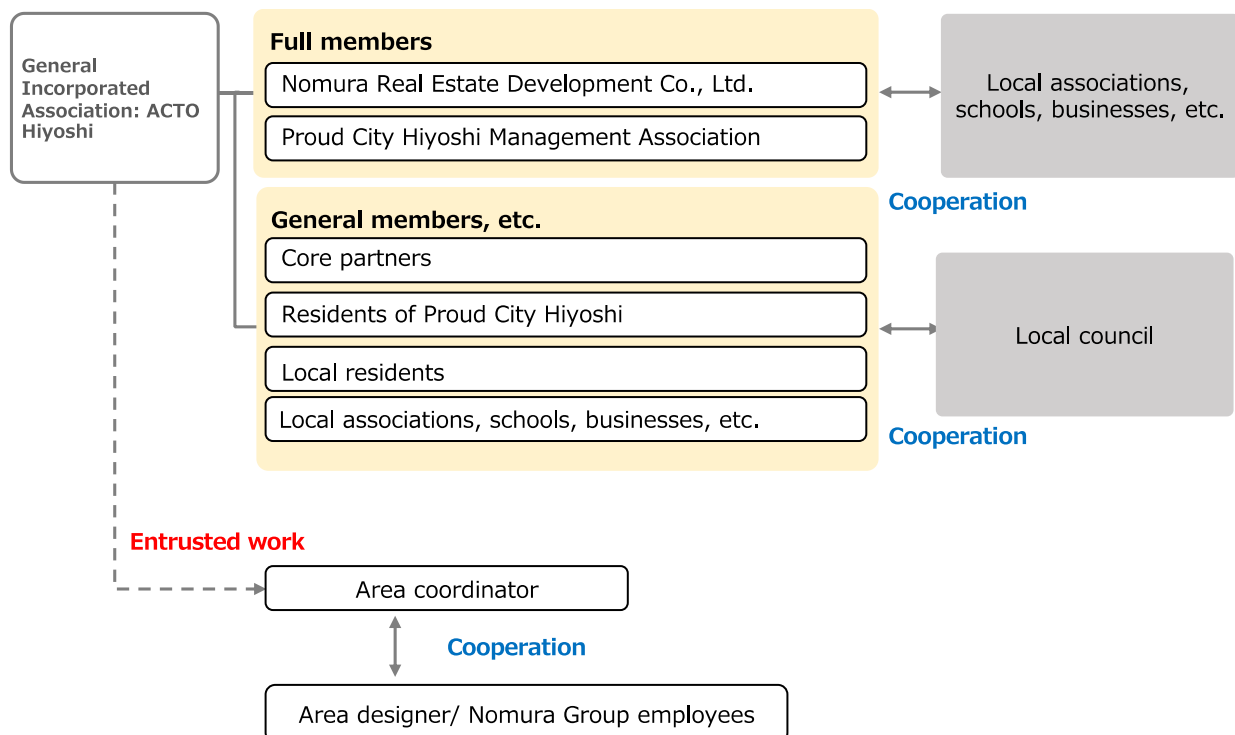
- Roles of area coordinator

- Operation and management of activity spaces
- Community development together with local residents
- Desk to deal with local issues and consultations
- Support for activities of ACTO Hiyoshi members (individuals and businesses)

- Roles of area designer

- Creation of collaboration opportunities with the community
- Development of cooperation measures utilizing the group resources
- Introduction of partners to solve issues faced by local residents

Fig.4- II -4 Organization Chart



PURPOSE OF ACTIVITIES OF ACTO HIYOSHI

The activities of ACTO Hiyoshi have the following main purposes as Nomura develops the area in accordance with these activities and provides suitable programs.

Table.4- II -8 Purposes of activities and relevant activity programs

Purpose of Activity	Activity Program
Exchanges between multiple generations	(Described on P.130)
Disaster prevention base	<ul style="list-style-type: none">• Introduction of local disaster prevention warehouses• Cooperation with the primary school (local disaster prevention base)• Provision of the function of acting as a support base for people unable to return to their homes at the time of a disaster
Provision of learning opportunities for children	<ul style="list-style-type: none">• Visiting classes at the primary school (described on P.129)• Study visit to a Nomura project (Tsunashima Sustainable Smart Town)• Joint events with the childcare support facility in the development area
Environment-friendly activities	<ul style="list-style-type: none">• Development of six gardens and green space matching the local ecosystem• Joint events with the green shop in the development area• Joint events with a local university to learn about the environment

FINANCING MECHANISM FOR ACTO HIYOSHI

The establishment of sound finance is essential for the continues operation of the area management body. Nomura has set up a new revenue source to meet the operating cost of ACTO Hiyoshi while referring to the experience of the Morino City Residents Association.

Table.4- II -9 Financing mechanism for ACTO Hiyoshi

Main revenue source: Membership fee (based on the experience of Morino City)	
Membership fee	<p>Paid by all members (individuals and businesses)</p> <p>* Different types of memberships are available (for residents, general membership, day membership, etc.)</p>

The following revenue sources have been newly set up as supplementary funding sources for operation.	
Tenancy charge	The developer owns the area management facilities and pays part of the tenancy charge they earn to ACTO Hiyoshi as an operation entrustment fee.
Area management facility usage fee	Fee for the use of a rental space inside the area management facility
Advertisement revenue, etc.	Charge for study visits and media coverage, etc.

ACTIVITY SPACES FOR ACTO HIYOSHI

The Nomura have planned and own spaces for use by members of ACTO Hiyoshi, making it possible to ensure the continued availability of activity spaces for ACTO Hiyoshi. Some of these spaces are available for temporary rental. The rental revenue is used to cover the activity expenditure of ACTO Hiyoshi.

Fig.4- II -5 Some activity spaces of the ACTO Hiyoshi area



Community living space



Community work space

2) (PRIOR TO COMPLETION OF CONDOMINIUM BUILDINGS) AREA MANAGEMENT ACTIVITIES : CREATING LINKS WITH THE LOCAL AREA

For the development of Proud City Hiyoshi, spaces and opportunities for exchange events were provided prior to the completion of the condominium buildings to create links with local residents and businesses.

OPEN ACCESS TO PLANNED DEVELOPMENT SITE FOR LOCAL RESIDENTS: KICHIJITSU GAKKOU

● Outline of Kichijitsu Gakkou

KICHIJITSU GAKKOU *Winning the Good Design Award in FY 2018	
Outline	Part of the development site was open to local residents so that events in which local residents participate can be held.
Purpose	To find local residents with leadership qualities to lead post-completion area management activities. To create links with local residents and businesses even before the commencement of the development work.
Outcomes	Exchange links between the developer and local residents and businesses were created. Local residents took a leadership role in various events and activities.

● Activities of Kichijitsu Gakkou

- Pieces of wooden furniture making the best use of existing trees were placed on the vacant development site.



- Participatory events for local residents were held to foster the autonomy of participants.

<p><Space class> Astronomical observation event led by a lecturer</p>	
<p><Smart sports class> Sports class where growth is visualized by converting movement into digital data</p>	

- Local residents organized various events for themselves.

<p><Kichijitsu Festival (held in response to voices expressed by participants)> Festival jointly organized by local residents and businesses: local residents set up a flea market, outdoor beauty salon, stretch class, etc.</p>	
<p><Disaster prevention picnic (held in response to voices expressed by participants)> Local residents gathered together to hold a study meeting on disaster prevention.</p>	

VISTING CLASSES AT A PRIMARY SCHOOL: EYES ON THE COMMUNITY

● Outline of “Eyes on the Community”

Eyes on the Community *Winning the Good Design Award in FY 2017	
Outline	Visiting classes at a primary school in the development area by staff members of the developer
Purpose	To create a favourable relationship with a local primary school, children and parents from the initial stage of development. To foster interest in and affection for the local community among children.
Contents of teaching	Teaching involves observation of the community from the standpoint of someone different from oneself, targeting fourth grade primary school pupils
Outcomes	A relationship of exchange was developed with local primary school teachers, children and parents. The classes led to the birth of affection for the community among children.

Fig.4- II -6 Pictures from “Eyes on the Community”



Attractive aspects of the community discovered by children are displayed on the temporary fencing on the development site under construction.



3) (AFTER COMPLETION OF THE CONDOMINIUM BUILDING WORK) ACTIVITIES OF ACTO HIYOSHI : LINKAGE BETWEEN THE DEVELOPMENT SITE AND LOCAL AREA

The activities of ACTO Hiyoshi were originally scheduled to start in April, 2020. Because of the spread of COVID-19 infection, however, it was necessary to postpone the starting date. Nomura made it possible to start the planned activities in July, 2020, three months later, by applying some ideas such as the use of an online facility.


ACTIVITIES OF ACTO HIYOSHI


Table.4- II -10 Activities of ACTO Hiyoshi

Events aimed at facilitating exchanges between ACTO Hiyoshi members (individuals, associations and groups)

Title	Purpose	
ACTO BAR Craft beer drink comparison and producer talk show	-Exchanges between members -Through exchanges with a local producer, understanding of and affection for the local community are fostered.	
Online tea party	-Exchanges between member -Creation of the opportunity for exchanges using an online tool under the restrictions imposed in response to the COVID-19 pandemic.	

Seasonal events aimed at fostering affection for the local community

Title	Purpose	
Hide and seek Halloween	-Fostering of affection for the local community -Exchanges between local residents, businesses and stores	

Christmas illuminations	-Fostering of affection for the local community -Creation of a lively atmosphere in the local area -Utilization of a plaza in the development area	
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Events making the best use of the characteristics of member businesses of ACTO Hiyoshi

Making Christmas wreaths	-Recognition of a business (Green Shop) as an ACTO Hiyoshi member located in the development area -Fostering of interest in and affection for plants	   
New Year's planting course	-Recognition of a business (Green Shop) as an ACTO Hiyoshi member located in the development area -Fostering of interest in and affection for plants	   

TRANSMISSION OF INFORMATION THROUGH “COMMUNITY WEBSITE”

ACTO Hiyoshi has set up and operates the “Community Website” to widely publicize its own activities. This “Community Website” provides information on the various activities of ACTO Hiyoshi as well as local information.

● Purposes of the ACTO Hiyoshi Website

- To make the activities of ACTO Hiyoshi known to as many people as possible in order to facilitate their participation in these activities.
- To boost affection for and the value of the local community through the transmission of attractive features of the community.

Nomura plans to introduce a similar “community website” for other development projects planned for the future. The idea is to evolve the role of such a website from an information transmission channel to a platform for community activities. It aims at creating the opportunity for exchanges between Be ACTO projects in progress in various areas through this platform, facilitating links beyond individual areas.

● Examples of information listed on the Website

・Introduction of ACTO Hiyoshi



・Transmission of event information and reporting



・Introduction of local residents and businesses



・Introduction of core partners



4) COOPERATION WITH BUSINESSES OUTSIDE THE DEVELOPMENT AREA

USE OF ACTO HIYOSHI AS A LIVING LABORATORY

ACTO Hiyoshi provides the opportunity for businesses to demonstrate their services. These businesses use ACTO Hiyoshi members as monitors to check the viability of their services before actual start.

- Advantages for businesses
 - It is possible to check the viability of the planned service through trial introduction.
 - Feed-back from potential users can be obtained using a questionnaire, etc.
- Advantages for residents
 - It gives an opportunity to try a new service before its release.

Table.4- II -11 Concrete examples of demonstration tests conducted so far


Service Title	Description of the Service	Testing Period
<p>Rentastic!</p> 	<ul style="list-style-type: none"> • A web platform to support free of charge lending and borrowing of personal items between designated communities 	<p>January, 2021 →</p>
<p>PRE KITCHEN</p> 	<ul style="list-style-type: none"> • Fixed cost side dish delivery service • Delivery of two side dishes (200 g each) twice a week to the common space 	<p>September to December, 2020 July, 2021 →</p>

Table.4- II -12 Evaluation by participating businesses

A demonstration test targeting the residents of condominiums seldom materializes as such a test is commonly declined at the initial consultation stage due to failure to understand its purposes on the part of residents.

“We secure the precious opportunity for the demonstration test of a service for ACTO members with the participation of a certain number of users.”

PROVISION OF SERVICE FACILITATING LOCAL PRODUCTION FOR LOCAL CONSUMPTION

ACTO Hiyoshi has introduced services designed to favor local restaurants and to facilitate the consumption of local products for ACTO Hiyoshi members. The introduction of these services aims at improving the convenience for members and benefitting the local community.

Table.4- II -13 Concrete examples of demonstration tests conducted so far

Service Title	Description of the Service
<p>NEW PORT</p> 	<ul style="list-style-type: none"> • Regular delivery of dishes by restaurants • The target restaurants are those in Yokohama City where Proud City Hiyoshi is located.
<p>Cookpad mart</p> 	<ul style="list-style-type: none"> • Livestock products produced by local farmers can be ordered using an App. • Users collect ordered items from an exclusive box installed in the “Community Living” space of ACTO Hiyoshi. • Users can enjoy this service free of delivery charge.

2. PROUD SEASON INAGI MINAMIYAMA

Development of a housing block of 531 detached houses in part of the “Sky Terrace Minamiyama” area which is a land readjustment area of some 870,000 m².

Table.4- II -14 Outline of development of Proud Season Inagi Minamiyama

Project title	Proud Season Inagi Minamiyama
Project outline	Land adjustment project centring on the construction of detached houses
Components	Detached houses; base for community activities
Site area	140,01 m ² ~ 155.08 m ² per housing lot
Scale	531 houses
Location	Inagi City, Tokyo
Development schedule	Planned completion in 2030 Partial moving in from August, 2020

Fig.4- II -7 Outline of development of Proud Season Inagi Minamiyama



Area management activities have been achieved through cooperation with the “General Incorporated Association: Area Management Minamiyama” which is the existing area management body. Nomura aims at vitalizing area management activities by strengthening the cooperation with existing local organizations and businesses.

- 1) Area management activities with such themes as “learning about local greenery and nature” and “appreciation and conservation of local resources”

Nomura plans to conduct area management activities with such themes as “learning about local greenery and nature” and “appreciation and conservation of local resources” through cooperation with General Incorporated Association: Area Management Minamiyama. (Nomura is currently practicing self-control and is not holding events in the light of the COVID-19 pandemic.)

- 2) Introduction of a space for area management activities

The “Minamiyama Base” has been constructed and now serves as a facility used by local residents as an activity space for the area management body.

Fig.4-Ⅱ-8 “Minamiyama Base” building



- 3) Local exchanges through sport

The Inagi Municipal Authority, a local club team and the management body for the development area jointly pursue area management activities based on sport with a view to solving own problems or achieving a goal.

Table.4- II -15 Goal/problem of three organizations

Organization	Goal/Problem
Inagi Municipal Authority	Goal: "One sport for each citizen"
Club Team "Tokyo Verdy"	Goal: "Successive production of professional sports players from Inagi City"
Sky Terrace Minamiyama	Problem: Because of being a new residential area, links with the local community area weak.

Fig.4- II -9 Events jointly organized with a local club team

- Laying turf at a public garden
- Exchange between club team members and local children



3. PROUD TOWER KAMEIDO CROSS + LARGE-SCALE COMMERCIAL FACILITY

This is the development of the former site of "Sun Street Kameido" (closed on March 31, 2016) which was a commercial facility loved by local residents. The planning of urban development with the theme of "community symbiosis" is in progress with the aim of solving local problems, forming diverse communities and creating new values with the future community in sight.

The concrete components of this project are listed below.

- 1) Large-scale commercial facility of which the functions surpass those of the existing commercial facility of "Sun Street Kameido"
- 2) Proud Tower Kameido Cross, a condominium equipped with environmental and energy saving as well as disaster prevention measures
- 3) Plaza for residents of condominiums on the development and local residents to mix
- 4) Site for extension of the adjacent primary school

Table.4- II -16 Outline of the Kameido Project

Project title	Kameido Project (Former Sun Street Kameido Site Development Project)
Project outline	Large-scale multi-purpose development centering on a condominium and a large-scale commercial facility
Components	Condominiums, large-scale shopping mall, Activity Space for the Area Management Body and nursery
Site area	22,989.26 m ² (24,823.24 m ² including 1,833.98 m ² for extension of the primary school)
Scale, etc.	<ul style="list-style-type: none"> • Housing: 943 condos in total • Commercial facility: total floor area of some 58,000 m²
Location	Koto Ward, Tokyo
Development schedule	Completed in FY 2022

Fig.4- II -10 Conceptual drawing of the KAMEIDO PROJECT



AREA MANAGEMENT PLAN OF THE KAMEIDO PROJECT

1) Formulation of community development policies

The administration (Koto City Council), residents and developer got together to discuss local issues in the Kameido area.

As a result of these discussions, the Community Development Policy for the Kameido 6-chome Area was prepared.

●Community development policy set forth by Koto City Council

Development of a community which gives the feeling of downtown culture where visitors and residents mingle with each other with the existence of a diverse urban atmosphere and such functions as bustle, tourism, exchanges and dwelling.

For this area, Koto City Council stipulated the introduction of urban functions, such as “a place for commerce, housing and exchanges” and “creation of a base for local greenery, etc.”

The developer formulated the plan based on this policy and has been proceeding with the development work.

2) Implementation of “Eyes on the Community” as an approach for community exchanges

Nomura implemented “Eyes on the Community”, an educational program targeting local children, so that these children could develop a sense of affection as well as expectations for the local community. The actual activities under “Eyes on the Community” are listed below.

- Study visit to the construction site
- Visiting education program at the primary school

3) Implementation of “Kameido Turtles”, PR activities designed to invigorate the local community of Kameido

With the cooperation of the Kameido Tourism Association and five local shopping districts, the Nomura has created and is operating “Kameido Turtles” as a medium to convey the true attractiveness of Kameido. This is a scheme conducted as a promotional activity to invigorate the community.

Fig.4- II -11 Kameido Turtles website



4) Opening of Activity Space for the Area Management Body

A space was created to serve not only the activities of residents of Proud Tower Kameido Cross but also those of the area management body.

Businesses which have moved into the tenant zone on the first floor have become core partners and promote area management activities in cooperation with the area management body. The hosting of various activities, including workshops and seminars, in cooperation with local residents is planned in addition to cooperation with commercial facilities on the site.

PROGRESS OF THE PROJECT: COMPLETION OF THE BUILDINGS AND COMMENCEMENT OF MOVING-IN BY RESIDENTS

In January, 2022, housing building (condominium) was completed and was followed by the moving-in of residents from April, 2022. At present, some 600 condos out of 943 have been occupied as the moving-in of residents is taking place in stages up to March, 2023.

In late April, 2022, a large-scale commercial facility (KAMEIDO CLOCK) was opened along with the opening of a new plaza on the development site for use by the local community. This plaza is being used by not only condominium residents on the site but also residents of neighbouring areas on a daily basis.

Moreover, the condominium has a nursery which opened in April, 2022.

Fig. 4-II-12 Site layout

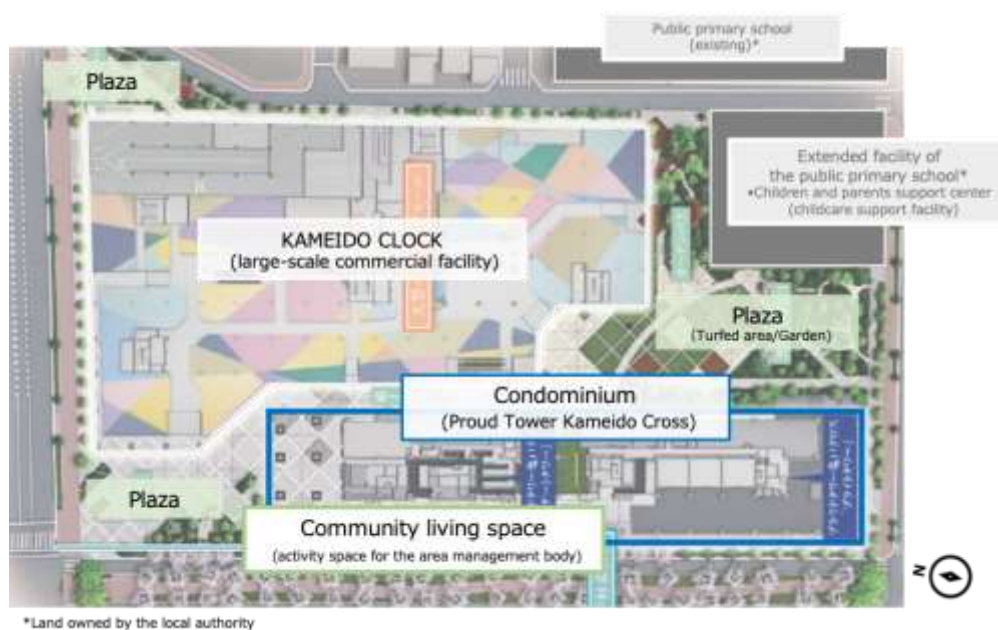


Table 4-II-17 Development schedule (as of June, 2022)

January, 2022	Completion of the condominium building (Proud Tower Kameido Cross)
March, 2022	Completion of the large-scale commercial facility building (KAMEIDO CLOCK)
April, 2022	Start of moving-in by condominium residents
April, 2022	Start of area management activities * Details are described later.
Late-April, 2022	Opening of the commercial facility (KAMEIDO CLOCK); start of open access to the plaza, etc. on the site for local communities

Fig. 4-II-13 Completed building



KAMEIDO Pjoeict



Plaza (KAMECLO Plaza)



KAMEIDO CLOCK



Plaza (KAMECLO Stage)



Plaza (KAMECLO Stage)



Plaza (Garden path)



AREA MANAGEMENT UNDER THE KAMEIDO PROJECT (AFTER BUILDING WORK COMPLETION)

After the completion of the condominium building, there has been active support for community activities (area management activities) led by the “Area Management Division” of Nomura as part of the Kameido Project. Support activities between December, 2021 and June, 2022 are described below.

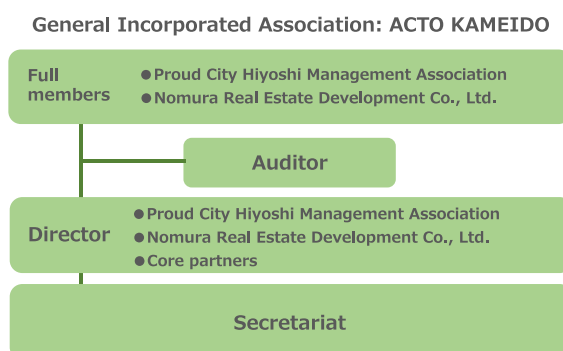
(1) Establishment of “General Incorporated Association: ACTO KAMEIDO” as the Area Management Body

In December, 2021 prior to the start of moving-in by condominium residents, the area management body (General Incorporated Association: ACTO KAMEIDO; hereinafter referred to as “ACTO Kameido”) was established under the leadership of Nomura. Nomura is responsible for the management of this body as a full member while condominium residents and residents/businesses/associations in neighbouring areas also participate in this management body as members.

The organizational structure and management method of ACTO Kameido have inherited five activity policies for Be ACTO as well as relevant precedents at ACTO Hiyoshi.

Table. 4-II-18 Organizational Structure of ACTO Kameido and Number of Members

Type of member	Number of members
Residents of Proud Tower Kameido Cross	149 households with 295 people
Local residents	25 people
Businesses and associations on and outside the development site (core partners)	Preparatory work for cooperation is in progress



At present, an employee (area designer) of Nomura is building the relationship with local businesses and associations with a view to materialising area management activities which are linked to existing local facilities and associations.

(2) Opening of Activity Space for Area Management Body

The activity space for the area management body which was long planned by Nomura was finally opened in April, 2022 inside the condominium. This space is owned by Nomura and is used by members of ACTO Kameido. Part of this space may be rented out. The revenue from this rental space is used to partly finance the cost of activities of ACTO Kameido

Fig. 4-II-14 Activity Space for Area Management Body of ACTO Kameido (Community Living Space)



Rounge



Kitchen



Dinning



Work space



Kids space



Pamphlet explaining the purpose of use of this community living space

(3) Area Management Activity: Hosting of Various Events (After Completion of Condominium Building)

A number of events, including those listed below, have been held in the activity space for the area management body since April, 2022.

(Event to get to know the local area)

Enlightenment course for condominium residents on how to live in Kameido

“Let’s get to know the Kameido area” was an event targeting those moving into the condominium on the development site. The event provided information on childcare, various shops in the area, etc. *It was simultaneously held on-line.



(Cooperation with a local association)

Art & craft event

In cooperation with a local body running a private painting school, a craft event was held targeting children.



(4) Information Service Using “Community Website”

As in the case of ACTO Hiyoshi, a “community website” has been opened and operated by ACTO Kameido. It is planned to provide a report on area management activities as well as information on local communities.

Fig. 4-II-15 community website of ACTO Kameido



community website



Activity report

4. NAKANO STATION NEW NORTH EXIT AREA DEVELOPMENT PROJECT

This large-scale multi-purpose redevelopment project incorporating a hall, offices, housing, commercial facilities, a hotel, etc. is located at a large site exceeding 2 hectares. Nakano is an area where such sub-culture as the unique animation of Japan was born.

The project site is, in fact, the former site of a concert hall which was once hailed a symbol of Nakano culture.

This project will be jointly promoted by Nakano City Council and a business group headed by Nomura.

Using this former concert hall site, the developer aims at creating a new “transmission base for culture and arts, etc.”, making the best use of the local characteristics.

Table.4- II -19 Outline of the Nakano Station New North Exit Area Development Project

Project title	Nakano Station New North Exit Area Development Project
Project outline	Large-scale multi-purpose redevelopment incorporating a condominium, hall, offices, hotel and commercial facilities
Components	Condominium, hall, offices, commercial facilities and hotel
Site area (planned)	Approx. 23,456 m ²
Location	Nakano Ward, Tokyo
Development schedule	Planned completion in FY 2028

Fig.4- II -16 Conceptual drawing of the Nakano Station New North Exit Area Development Project



AREA MANAGEMENT PLAN OF THE NAKANO STATION NEW NORTH EXIT AREA DEVELOPMENT PROJECT

1) Planning of a new transmission base for culture and art, etc. in the area. Using this base, diverse area management activities will be developed.

It is planned to introduce a large hall with a maximum seating capacity of 7,000 people, a lifestyle hotel, space for area management activities, etc. on this redevelopment site.

2) Area management growing in tandem with the community

It is planned that an area management council will be established by Nomura to act as the secretariat to organize area management activities designed to invigorate the community while making the most of the unique diverse culture of the area and opinions of local residents.

5. SHIBAURA PROJECT

This project involves the staged development over the period of some 10 years at the business foundation site of Toshiba, one of the leading manufacturing companies in Japan. The site area exceeds 4 ha and combines the site of the Hamamatsucho Building where the Headquarters of Toshiba Corporation is located and a former car train station site owned by East Japan Railway Company.

The construction work of the first building of offices, a hotel and commercial facilities is scheduled for completion in FY 2025 and the construction work of the second building of offices, commercial facilities and housing is scheduled for completion in FY 2031, finalizing the Project. Fumihiko Maki, a leading architect in Japan, has been invited to design twin towers as a new symbol of Tokyo's coastal area.

Fig.4- II -18 Image of planned cross-section

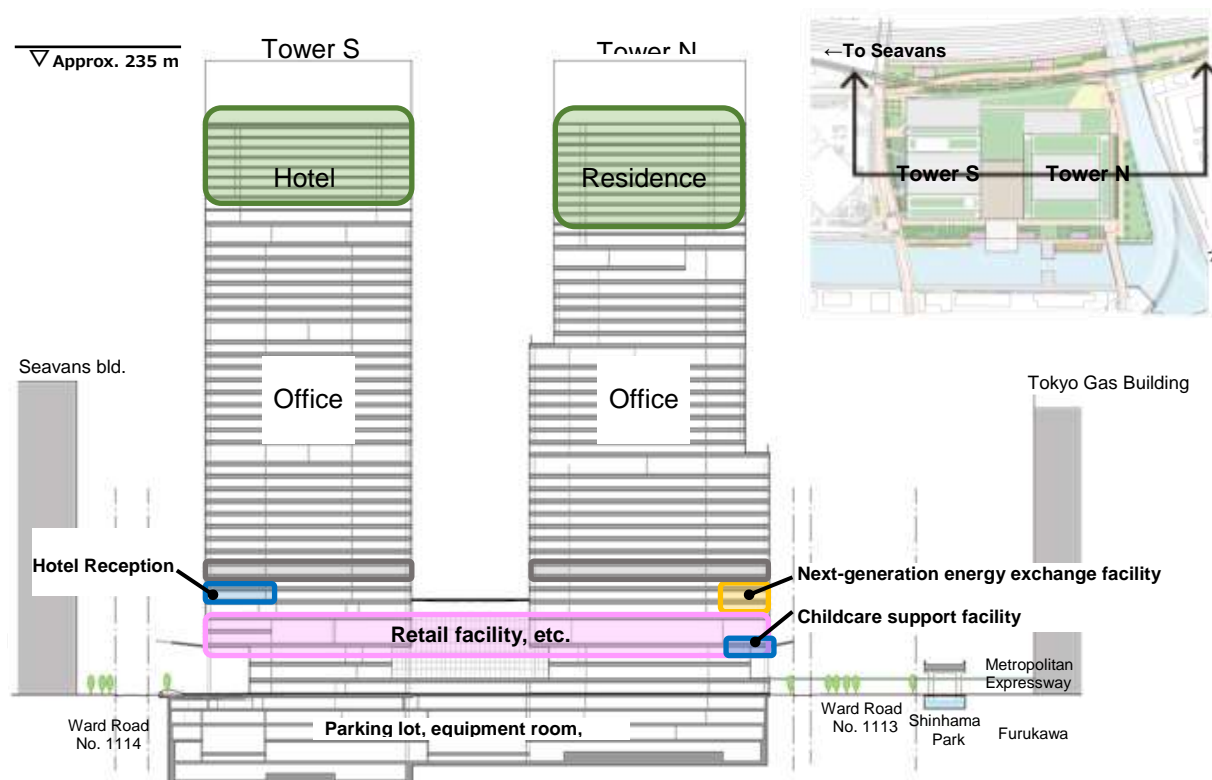


Fig.4- II -19 Perspective Drawing Overlooking the planned development site from Tokyo Bay



NATIONAL STRATEGIC SPECIAL ZONE

As a specific project in the National Strategic Special Zone for the Tokyo Area, the project was authorized under the National Strategic Special Zone Plan by the Prime Minister after deliberation by the Urban Planning Councils of the Tokyo Metropolitan Government and Minato City Council and consent given by the National Strategic Special Zones Council.

Following the acquisition of authorization, the floor area ratio for the Project was relaxed from ??% to ??% and the development policy for the Project was set forth as described below.

DEVELOPMENT POLICY OF THE PROJECT

1. Enhancing accessibility to surrounding areas by developing the base

- Enhancing pedestrian network by widening and eliminating barriers at the east-west free passage at the south exit of JR Hamamatsucho Station and developing the former site of a platform of car trains as a pedestrian path
- Creating a bustling atmosphere by having various uses that complement the functions in the surrounding areas and through functional linkage

2. Forming an international business and tourism base

- Developing an “after convention facility” and “next-generation energy exchange facility” that promote business exchange
- Developing an accommodation facility that provides services at an international level by utilizing the waterfront environment and view

3. Creating a hydrophilic space that will become a new tourist spot

- Creating a relaxing waterfront space by developing a wharf and terrace at the Shibaura Canal and a public square open to the canal
- Contributing to the revitalization of transport by ship through the development and operation of a boat terminal, etc. by utilizing part of Hinode Pier

4. Enhancing response to disaster prevention and reducing environmental burden by constructing an energy network, etc.

- Enhancing response to disaster prevention in the Hamamatsucho Station and Takeshiba Station areas by accepting people who cannot return home, introducing a self-distributed energy system and enabling the supply of energy in case of an emergency
- Reducing environmental burden and suppressing CO₂ emissions by constructing an energy network within the Shibaura District Heating and Cooling Area.

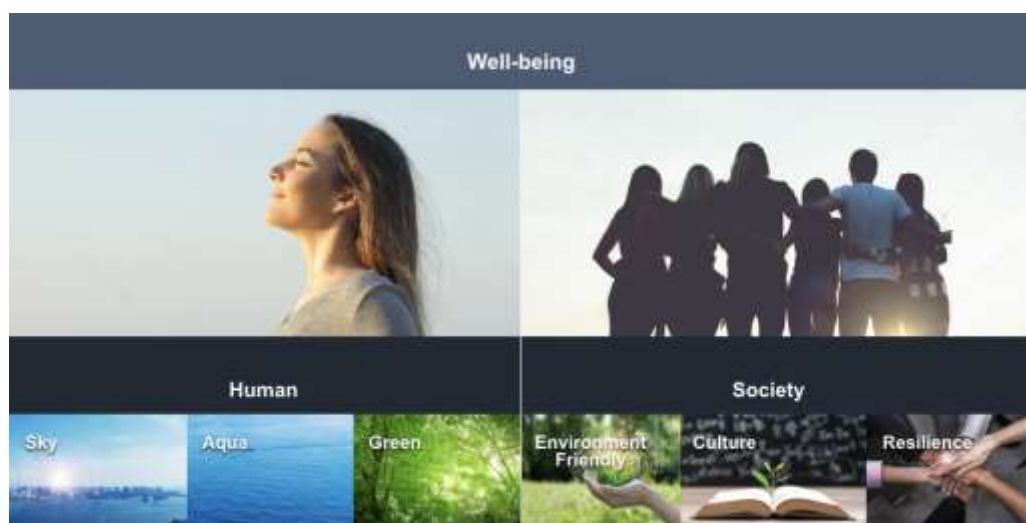
“TOKYO WORKATION”

“TOKYO WORKation” is a new style of work in Tokyo as offered under the Shibaura Project.

The Shibaura Project offers a feeling of freedom on a daily basis as the site is close to nature represented by “the sky and sea right in front of the project site” as well as “canal and green space surrounding the twin towers”. Such an environment provides a new alternative style of work in central Tokyo.

A worker may select his/her workplace based on his/her preference and purpose from various places, including his/her office, an area in a hotel or commercial facility on the site or another preferred spot within a walkable range. In other words, the entire area, including areas adjacent to the project site, can be considered to constitute a single workplace. For businesses moving to the site, this concept leads to an improved performance and engagement on the part of their workers.

Fig.4- II -20 “TOKYO WORKATION”



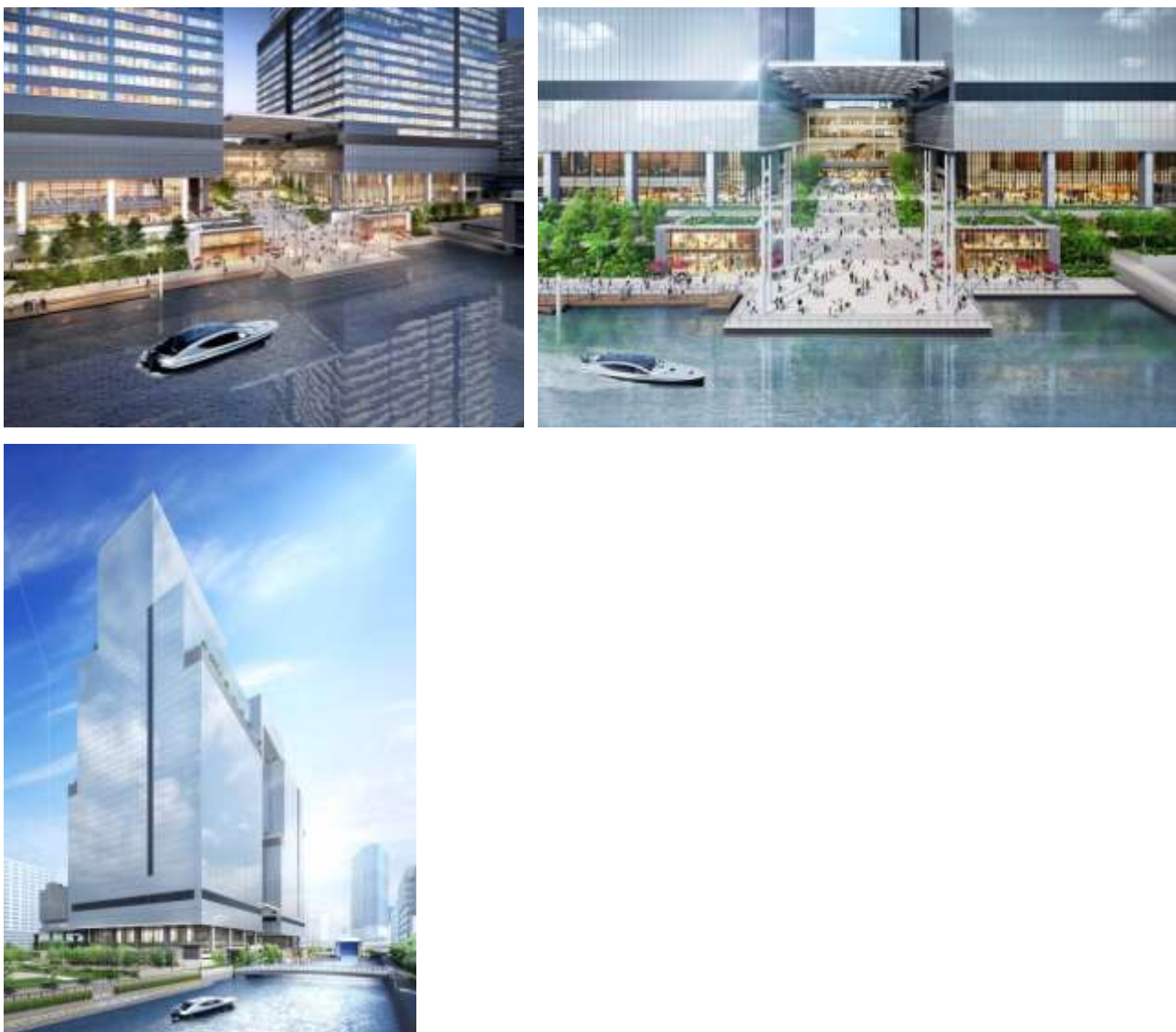
- Working space for office workers and the column span is widened to 18 m to take advantage of the view.

Fig.4-Ⅱ-21 Working space



- A wharf, terrace, etc. along the Shibaura Canal.

Fig.4-Ⅱ-22 the Shibaura Canal.



< Relevant News Release >

<https://www.nomura-re.co.jp/cfiles/news/n2022052302034.pdf>

CREATION OF PLACES WITH RICH GREENERY

1) RELAXING EFFECT OF FOREST BATHING IN DAILY WORK

The approach from Hamamatsucho Station to the project site and the site itself are full of greenery. Any worker who walks through this green passage and takes deep breaths amid this greenery during working hours can feel the relaxing effect of forest bathing (see next page).

Fig.4- II -23 The approach from Hamamatsucho Station



2) "ON-SITE GREEN SPACES" PROVIDING VARIOUS WAYS OF CONNECTING WITH GREENERY

The green space located in the western part of the project site is some 200m in length and 30m in width, providing a space where people can routinely spend a pleasant time. In the midst of greenery, people can concentrate on their work, take a stroll or enjoy a meal. People who concentrate on their work, take a stroll or live locally can decide on their own way of connecting with the diverse nature to suit their own preference or purpose.

Fig.4- II -24 "ON-SITE GREEN SPACES"



3) ANALYSIS OF “ON-SITE GREEN SPACES”

Since its first emergence some seven million years ago, mankind has always lived in the natural environment. The human body, including the brain and genes among others, has developed in correspondence with the natural environment. However, modern-day humans experience an almost chronic state of stress because of friction with the artificial environment accompanying the rapid urbanization since the Industrial Revolution. This state of stress has been further intensifying in the last 40 years or so as society has moved to the second phase of an artificial society due to the progress of information technology.

This stressful state of modern-day people can be alleviated by natural therapies, including forest bathing, park therapy and flower therapy. In the case of experimental forest bathing for example, it has been proved that positive relaxing effects emerge for all aspects of brain function, autonomous nerve function and endocrine function within as little as 15 minutes (see the figure below).

There are growing expectations for a “preventive medical effect” whereby a declined immune function due to stress is improved with the inclusion of time to have contact with nature in daily life.

4) “URBAN FOREST BATHING IN GREEN SPACES ON THE SHIBAURA PROJECT SITE”

Our experiments show that spending time in a park can have a relaxing effect as in the case of forest bathing. The “On-Site Green Spaces of the Shibaura Project” reflect a design which allows people to enjoy nature in diverse ways through a “forest terrace” and other features. In addition to forest bathing amid greenery, visitors can physically experience park therapy, wood therapy, flower therapy, etc.

The research findings so far reveal that maximum relaxation is achieved when a person searches for and enjoys “his/her own preferred nature”. The “on-site green spaces” providing various ways to be in contact with nature are suitable for “urban forest bathing” to enjoy one’s own preferred nature.

THE RELOCATION OF OUR HEADQUARTERS AND FUTURE PLAN

Nomura Real Estate Group relocates its headquarters to S Tower of the Shibaura Project.

In April, 2022, the Nomura Group announced its medium to long-term business plan for the period from FY 2022 to FY 2030 with a view to continuously expanding its business fields and ensuring the growth of the Group under the vision of “Towards a Life & Times Developer, Still Unseen” with the target year of 2030.

This relocation of the headquarters aims at achieving the “TOKYO WORKation” for the entire group whereby workers can choose their own way of working in central Tokyo while feeling the sky, sea and greenery.

[What the relocation of the headquarters aims to achieve]

1) Well-being

Aim of allowing all employees enjoy a fulfilling life and develop vitality, making the best use of a location which benefits from the convenience of Tokyo as well as the natural environment and also a state-of-the art office environment.

2) Engagement Hub

Provision of an environment in which employees can literally feel the group’s vision through the Shibaura Project.

3) Diversity and Inclusion

- Aim of materializing new offices in response to changes of the ways of working and work environment in the post-COVID era.
- Provision of spaces which allow diverse ways of working, utilizing the standard floor area of approximately 5,000 m².
- Creation of a work environment in which employees can strengthen their relationships and feel it easy to cooperate with mutual suggestions based on personal knowledge and wisdom.

< Relevant News Release >

<https://www.nomura-re-hd.co.jp/cfiles/news/n2022052302032.pdf>

OPENING OF “FAIRMONT TOKYO”, AN ACCOR GROUP HOTEL

Accor, one of the largest hotel groups in Europe, has decided to open “Fairmont”, its luxury hotel brand, in Japan for the first time. The actual name is “Fairmont Tokyo” which is now scheduled to open in FY 2025.

Since its first establishment in 1907, “Fairmont” has opened more than 80 hotels around the world and is known as a hotel brand which loves to represent areas with a long history and tradition. “Fairmont Tokyo” will be Accor’s first luxury hotel in Japan.

Fig.4-Ⅱ-25 “FAIRMONT TOKYO”



“Fairmont Tokyo” will deliver an experience which is deeply rooted in the local history and culture for its guests as it will engage in various activities designed to promote local culture. It will also provide services through the operation of the hotel, spa, etc. for people who work locally as it will be part of “TOKYO WORKation”.

With the opening of “Fairmont Tokyo” as a luxury hotel, the Shibaura Project aims at creating more lively scenes and enhanced international competitiveness of Tokyo as an international city.

< Relevant News Release >

<https://www.nomura-re-hd.co.jp/cfiles/news/n2022052302033.pdf>

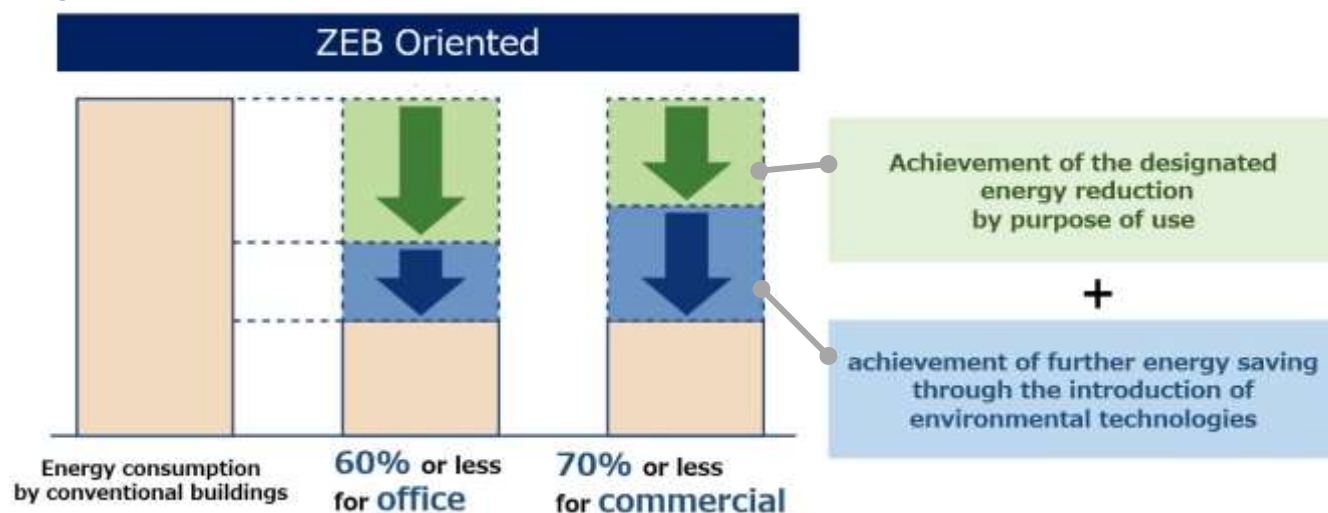
DECARBONIZATION AIMED AT BY THE SHIBAURA PROJECT

TARGET OF ENERGY SAVING

Energy consumption by business type shows that the housing and construction sector accounts for XX%. The lower the energy consumption of this sector, the Ministry of the Environment recommends a type of building called ZEB (net zero energy building) which aims at achieving a zero balance of the annual consumption of primary energy by the building while providing a comfortable indoor environment.

The Shibaura Project aims at fulfilling the “ZEB-oriented” evaluation criterion for a building with a total floor area of 10,000 m² or more for the entire project site. If successful, this will be the first accreditation in Japan for buildings with a total floor area dedicated to office use of more than 300,000 m². As such, these buildings will be the largest buildings with ZEB-oriented accreditation.

Fig.4- II -26 “ENERGY SAVING”

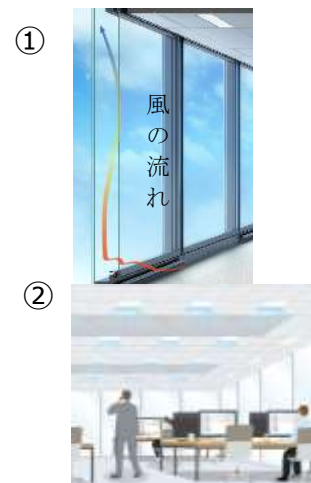


1) REALIZATION OF A PLEASANT WORKING ENVIRONMENT AND CO₂ REDUCTION

In the Shibaura Project, it is expected that the CO₂ emission amount will be reduced by 45% or more through energy saving measures inside the buildings and community central heating and air-conditioning facility compared to the reference figure based on the actual discharge rate of CO₂ for large-scale offices in Tokyo in FY 2010. (The CO₂ reduction target for a special urban renaissance district is 40%.)

Fig.4-Ⅱ-27 facilities for CO2 emission

- ① The installation of airflow windows, high performance low-e double glazing and inner sashes is designed to discharge solar radiation heat in summer and enhance the thermal insulation of windows in winter. Compared to sheet glass, this system cuts the impact of solar radiation heat by approximately 50%.
- ② Combination of radiation air-conditioning and convection air-conditioning: Installed panels allowing the flow of moderate temperature cold water (approximately 20°C) on the ceiling function as an air-conditioning system with radiation effect.



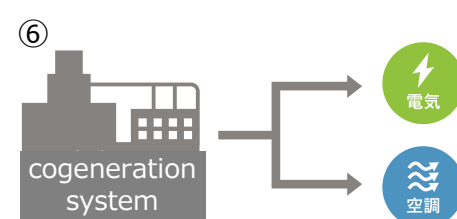
- ③ Dehumidification air-conditioner with a built-in compressor: Development of an energy saving and dehumidifying air-conditioner with a built-in compressor.

- ④ Multi-functional image sensor: Efficient control of lighting and air-conditioning based on the density of people as determined by image sensors.



- ⑤ High efficiency community central heating and air-conditioning plant: In 2021, Nomura and Tokyo Gas Co., Ltd. jointly established a new company for the purpose of improving the efficiency of energy supply to the project site through connection of the existing plant of Tokyo Gas and a new plant building under the Shibaura Project with a thermal conduit.

- ⑥ Effective use of waste heat by a cogeneration system (CGS): The introduction of a cogeneration system simultaneously producing both electricity and heat using gas reduces the CO2 emission amount. This CGS provides some 30% of the total electricity demand at the project site and generating operation can continue with gas even during a power failure.

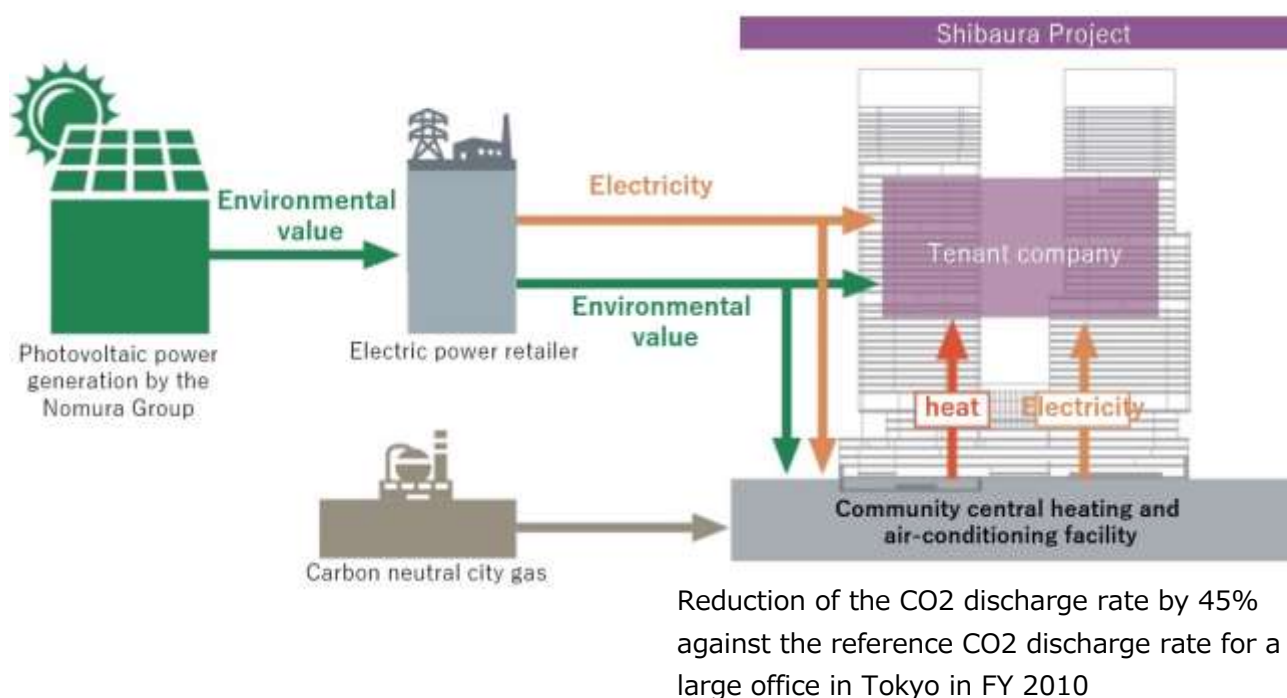


2) REALIZATION OF ZERO CO2 EMISSION IN REAL TERMS FOR THE ENTIRE PROJECT SITE

The introduction of “photovoltaic power generation” and “carbon neutral city gas*” under the energy project of the Nomura Real Estate Group realizes zero CO2 emission in real terms and meets the needs of RE100 companies.

*Carbon neutral city gas: City gas using LNG (CNL) whereby greenhouse gases generated in the process from mining to the combustion of natural gas are offset by CO2 credits (carbon offsetting) so that the combustion of LNG is deemed not to generate CO2 on a global scale.

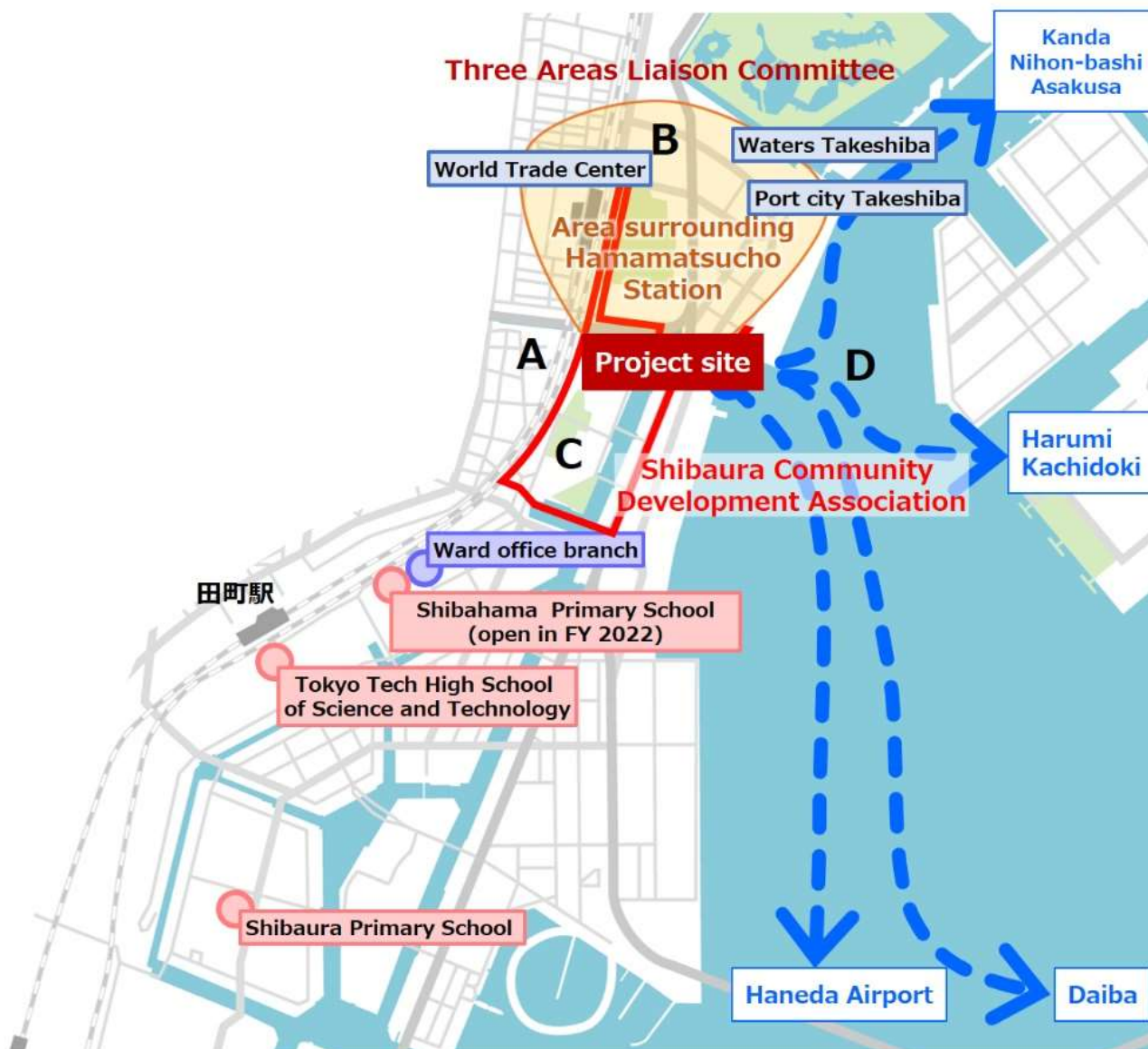
Fig.4- II -28 for Zero CO2 emission



FOR COMMUNITY DEVELOPMENT LINKED TO VARIOUS AREAS

The planned and ongoing efforts designed to develop a community linked to various areas, centering on the project site, are introduced next for each of Area A, B and C.

Map.4- II -30 Community development linked to various areas



- A:** Project site
- B:** Area surrounding Hamamatsucho Station
- C:** Three Areas Liaison Committee
- D:** Vitalization of shipping business

2) ILLUMINATION EVENT AT THE FORMER SHIBA IMPERIAL VILLA GARDEN

To the east side of Hamamatsucho Station lies the former Shiba Imperial Villa Garden (XX ha) which is managed by the Tokyo Metropolitan Government. This former Shiba Imperial Villa Garden originated from the “Rakuju Garden”, a garden created at the site which was granted by the 4th Shogun Tokugawa Ietsuna in 1678 during the Edo Period.

In 2017, the General Incorporated Association: Takeshiba Area Management championed by Tokyu Land Corporation materialized the night-time opening of the Shiba Imperial Villa Garden with illuminations throughout, following successful discussions with the Tokyo Metropolitan Park Association. This illumination event has continued thereafter with the support of local real estate companies with the fifth event being held in May, 2022. At this event, a light show featuring “holographic cherry blossom illuminations” as the theme was held with imaginary scenes of the garden from some 350 years ago when it was first created. Based on the weather information for a sea breeze in March through April, 2022 when the cherry blossoms bloomed, the movements of the light and changing colours were programmed to create illuminations with a sense of the cherry blossom season.

Fig.4- II -32 Shiba Imperial Villa Garden



Outline of the Event

Event title	: Evening Party at the Former Shiba Imperial Villa Garden by 1→10 ~ Cherry Blossom Illuminations ~
[Website]	: http://yakai.1-10.com/
Date and time	: 25 th May (Thursday) to 28 th May (Saturday), 2022; 18:00 ~ 21:30
Sponsor	: Tokyo Metropolitan Park Association (Public Interest Incorporated Foundation)
General director	: 1→10, Inc. (One to Ten)
Co-sponsors	: Takeshiba Area Management (General Incorporated Association) Shibaura Area Management (General Incorporated Association) World Trade Center Building, Inc. 1→10, Inc.

AREA C COMMUNITY DEVELOPMENT DEEPLY ROOTED IN THE LOCAL AREA

1) SHIBAURA COMMUNITY DEVELOPMENT ASSOCIATION

In March, 2021, Nomura and East Japan Railway Company established the “Shibaura 1-Chome Community Development Association” together with neighbourhood associations and other local stakeholders, including the local government, in the Shibaura 1-Chome area which is designated as a special area for the national strategy in the Tokyo Cosmopolitan Area. The posts of chairman and vice-chairman were taken up by chairmen of local neighbourhood associations. This council will promote activities designed to contribute to improved ease of getting around in the area, cooperation with neighbouring areas, increased attractiveness of local resources, revitalization of local communities and an enhanced disaster prevention performance

Outline of the Association

Date of establishment : 2nd March, 2021
Number of members : 13 businesses/associations
Subject area : As shown on the right (approx. 28 ha)

Map.4- II -33 Shibaura Community Development Association

< Relevant News Release >

<https://www.nomura-re.co.jp/cfiles/info/n2021030200369.pdf>



2) GENERAL INCORPORATED ASSOCIATION: SHIBAURA AREA MANAGEMENT

In April, 2022, Nomura and East Japan Railway Company jointly established “General Incorporated Association: Shibaura Area Management” to promote the activities of the Shibaura 1-Chome Town Development Council established in March, 2021.

This Shibaura Area Management acts as the main body for any contracts, etc. based on the activity policies decided by the Area Development Council.

Outline of Shibaura Area Management

Date of establishment: 1st April, 2022
Members of establishment : Nomura Real Estate Development Co., Ltd.
East Japan Railway Company
Main businesses: (1) Utilization of local resources
(2) Advertisement and PR of the area and holding of events
(3) Disaster and crime prevention activities

< Relevant News Release >

<https://www.nomura-re.co.jp/cfiles/info/n2022040100425.pdf>

3) COOPERATION WITH THE LOCAL EDUCATIONAL INSTITUTIONS

Nomura Real Estate Development Co., Ltd. has been promoting community development together with local primary and senior high schools.

Materials to teach about the local area have been prepared for use by visiting classes targeting fourth grade primary school pupils since FY 2018. In FY 2019, a survey was conducted on canals in the Shibaura area involving students of the Tokyo Tech High School of Science and Technology.

Such community development efforts linked to local educational institutions have been applauded by Minato City Council. In FY 2021, Nomura joined the “SKDs Learning Community Project” promoted by Minato City Council, assisting the operation of this project. This project provides the opportunity for the younger generation to flourish in the community, thereby vitalizing the community as a whole. Nomura is implementing the following activities

(A) Project for primary school pupils

“Barrier-free” is this year’s theme for integrated study for fourth grade pupils of Shibaura Primary School. The school buildings, etc. are examined from such viewpoints as “someone in a wheelchair”, “someone who does not understand Japanese”, etc. to stimulate the awareness of pupils and interest in their surroundings.

A teaching aid compiling the barrier-free efforts of Minato City Council has been prepared for distribution and use at primary schools.

Fig.4- II -34 Class at primary school pupils



(B) Project for senior high school students

24 1st and 2nd year students of Tokyo Tech High School of Science and Technology, a high level science and technology-oriented school, are participating in this project. These students visit businesses and organizations engaged in sustainable business practices in the Shibaura Konan District and write articles. These articles over a period of three years will then be compiled as the Shibaura Konan District Edition of the SDGs Action Book.

Fig.4- II -35 Workshop with senior high school students



AREA D: VITALIZATION OF SHIPPING BUSINESS






1) DEVELOPMENT OF SHIPPING FACILITIES

In the Edo Period, rivers and canals in Tokyo were very lively with various boats and ships transporting people and goods. A woodblock print from this period hailing Edo as “the Venice in the Orient” has survived till present day.

At present, the means of transportation for people and goods in Tokyo has been replaced by cars. As a related project to the Shibaura 1-Chome Project, Nomura Real Estate Group has promoted the Hinode Wharf Small Boat Terminal Improvement Project in cooperation with the Bureau of Port and Harbor of the Tokyo Metropolitan Government. This project aims at making “Hinode Wharf” a lively waterfront for people as well as a shipping base.

Having permission to use part of the Hinode Wharf site from the said Bureau of Port and Harbor, Nomura Real Estate Group has developed a passenger waiting area, restaurant and event plaza aimed at making shipping a viable means for tourism and transportation in Tokyo.

Fig.4- II -36 Hinode Pier

<p>Previously unused site (FY 2016)</p> 	<p>External appearance of the building (FY 2019)</p> 
<p>Waterfront terrace and lit bridge (FY 2019)</p> 	<p>Passenger waiting area (FY 2019)</p> 
<p>Lawn plaza (FY 2019)</p> 	<p>Piers and terrace of a restaurant (FY 2019)</p> 