

The Mitsui Fudosan Group's Social and Environmental Initiatives Fiscal 2009 Targets

[Housing Area]

Business Segment	Theme	Item	Scope	Fiscal 2009 Environmental Targets	Fiscal 2009 Environmental Plans (concrete content, steps, etc.)
Rental Housing Business	1. Sustainable design (Environmentally-friendly designs for newly-built properties)	(1) Energy conservation / CO ₂ reduction	All newly-built properties	Development and provision of energy-conserving housing and services	Study and introduction of energy-conserving housing equipment, such as through use of high heat insulation (including double-glazed glass) specifications and light emitting diode (LEDs)
			Large properties	Thorough visualization of CO ₂ emissions	Studies toward introduction of visualization tools
			All newly-built properties	Use of natural energy	Study of solar power generation, etc. at large properties
		(2) Efficient use of water	All newly-built properties	Overall environmentally-friendly design	Implementation of self-assessment based on Comprehensive Assessment System for Building Environmental Efficiency (CASBEE)
			Large properties	Installation of water-saving equipment	Studies toward introduction of water-saving toilets, etc.
		(3) Resource conservation / Waste reduction	All newly-built properties	Use of rainwater	Studies of proactive effective use of rainwater for plant irrigation and other uses
			All newly-built properties	Long-life design	Incorporation of latest technologies, and carrying out of revisions as needed and practicing of design standards aimed at improving quality
		(4) Reduction of impact of chemical substances	All newly-built properties	Reduction of industrial waste, and improvement of recycling rate	Selection of highly-durable or reusable parts and materials, and study of construction methods, etc.
			All newly-built properties	Preliminary survey of soil contamination	Compliance with soil contamination risk assessment check sheet
		(5) Urban development featuring lush greenery	All newly-built properties	Measures to prevent sick house syndrome	Measures against formaldehyde, and setting of criteria for volatile organic compound (VOC) concentration
			All newly-built properties	Promotion of tree-planting on the premises	Proactively drawing upon the expertise of quality engineers in charge of greenery, and practicing of design standards
			All newly-built properties	Rooftop greenery and wall greenery	At some properties, study of introduction from also the standpoint of amenity for residents
			Large properties	Building of ponds and other water features	Study for large properties
			Large properties	Consideration of biodiversity	Study for large properties
		2. Eco-Action (Activities to decrease environmental impact for existing properties)	(1) Energy conservation / CO ₂ reduction	Some existing properties	Proposal of maintenance, remodeling and renovations, etc. that are conscious of energy conservation and CO ₂ reduction
	Analysis of data on energy consumption in common-use areas, and study of measures to reduce environmental impact				Study of measures to reduce electricity and water consumption (introduction of such at some properties)
	(2) Efficient use of water		Some existing properties	Calling for, etc. water-saving efforts	Study of proposal of ecological lifestyles to residents
	(3) Resource conservation / Waste reduction		Some existing properties	Proposal of maintenance and renovations that apply reduce/reuse/recycle and long-life technologies	Selection of parts and materials that would minimize losses in exchanging interior finishing materials at the time of resident replacement, and study of proposal of structural integrity of construction to owners, etc.
				Proper management and disposal of specified chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), etc.	Adherence to Ministry of the Environment guidelines, etc., and thorough survey, management and disposal at the time of demolition of existing buildings
	(4) Reduction of impact of chemical substances		Some newly-built and existing properties	Reduction, etc. of chemicals used	Ensuring use of chemicals adhere to Ministry of the Environment guidelines, etc.
				Some existing properties	Proper management of green spaces and plants
	(5) Urban development featuring lush greenery		Some newly-built and existing properties	Provision of resting spaces that make the most of greenery, soil/water and light	Provision and maintenance management of resting spaces from also the standpoint of amenity for residents
				Some existing properties	Proposal of ecological lifestyles to residents
	3. Partnerships with stakeholders		(1) Promotion of energy conservation activities that respond to the needs of purchasers/residents, management unions, etc.	Some existing properties	Study and introduction of energy conservation measures
		Promotion of resource conservation by posting various tools on the web			Promotion of resource conservation by posting documents, reports, marketing tools, etc. on the web
		(2) Development and proactive use of energy conservation technologies and know-how through partnerships and cooperation with design companies, construction companies, energy companies, manufacturers, etc.	Some newly-built and existing properties	Realization of urban development based on improving with age through management at large properties	Study of proposal of ecological lifestyles in partnership with the locals, business parties concerned, etc.
				Large properties	