



低碳元素 LOW-CARBON 城市开发 CITY DEVELOPMENT 咨 询 CONSULTING

亚太低碳智能城市建设联盟



BROWN to GREEN

面向低碳城市和高雅城市

构筑，提供解决方案服务

We offer solution service towards a low

carbon city and smart city development.

我们以社会、环境、经济的协调为目标。考虑从建筑物到城市的各种各样的环境，作为便利设施，提供从诊断·评价到计划的广泛服务。

We aim at the urban development with which environment, economy, and society harmonized. In consideration of needs about various environmental problems of cities and buildings, we offer a wide range of services from analysis and evaluation of a building and a city, to planning of those as an engineering facilitator.

Concept 理念



Field 领域



Service 服务

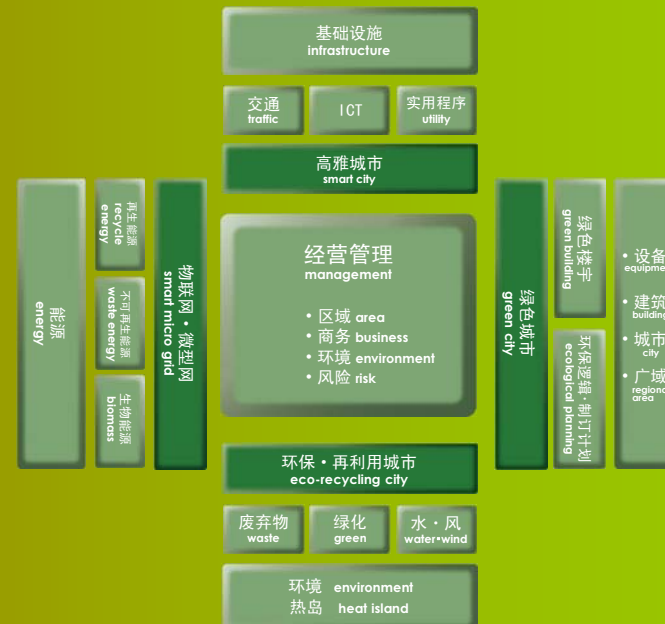


绿色·组织理念

技术领域和经营管理的重点

The concept of a green society.

The keyword of technical field and management field



大气污染 Air pollution



污染土壤 Contaminated soil



交通堵塞 Traffic jam



能源损失 Energy consumption



水灾 Flood



地震 Earthquake



污水 Water contamination



城市 CITY

CITY Due-diligence and Planning

城市诊断·评价·计划

从开发到城市的定标，进行彻底的城市诊断·评价，在其结果基础上制定计划。

We provide optimal urban development plans based on the comprehensive diagnosis and evaluation.

开发规划的诊断·评价 (建筑物综合环境性能评价)

Diagnosis and evaluation of development plan

开发 Development



城市建设有关的环境效率 =



城市建设有关的环境品质

城市建设有关的环境负荷



开发基本计划

Development master plan



FTS Urban Design

居住协议

Public Involvement

为保证开发·计划人社会责任的完成和来自不必要的对开发·计划人诉讼·纠纷风险，支援对开发·计划的居民协议的形成。

We provide with public involvement solutions for our client who takes social responsibility.

场合制作

Place-making

设计适应对象的各种各样的场合。

信息提供

Outreach

从互联网到传单，规划高新技术和低技术的有效组合。



讨论会 Symposium



研究会 Workshops



说明会 Open House

计划作成和行政对策 (鼓励制度) 的设计

District Planning and Governmental Incentive Program

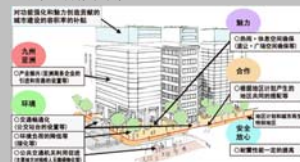
地区 District

设定评价地区计划的定量评价指标，提议以互动的开发鼓励制度。

在评价的基础上给予鼓励制度
Floor Area Ratio (FAR) incentive program based upon five evaluation criteria



城市建设诱导印象



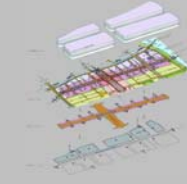
福州市中心功能更新诱导方案

地区开发基本计划

District Master Planning



天津滨海新区规划建设协会“小组设计2009”



面向均衡的环境整治，制作迈向事业性的开发基本计划。

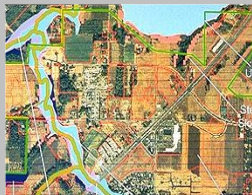
土地的诊断·评价

Evaluation of Land Development Potential

城市 City

●洪水危害诊断

Flooding Risk Analysis



美国俄勒冈州波特兰市广域政府资料

特别指定开发不适当地和防灾对策场所。

●农业生产性诊断

Agricultural Productivity Analysis



诊断土壤·土质，特别指定应该保全农业。

●公共投资额诊断

Capital Improvement Cost Analysis



以环境风险为基础，基础设施整备负担的诊断。

●砂土崩裂风险诊断

Landslide Risk Analysis



特别指定开发不适当地和防灾对策场所。

城市规划理念的比较评价

Comparison of Alternative Planning Concepts

●开发容量诊断

Development Capacity Simulation



福冈亚洲城市研究所“有关福冈市将来的城市构想的构想”

●不动产投资模拟

Real Estate Market Simulation



●堵塞模拟

Road Traffic Simulation



●社会·环境·经济方面的评价

Comparison of alternatives with social, environmental and economic criteria



土地使用分区

Zoning

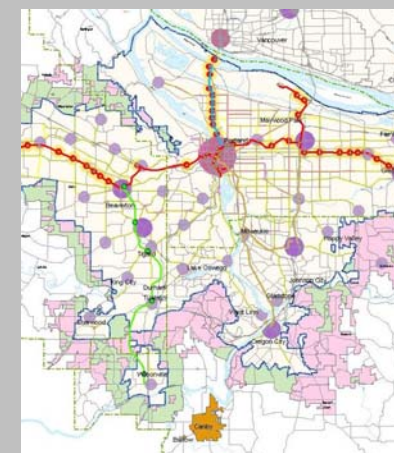


美国俄勒冈州波特兰市广域政府分部图

城市建设总体规划

City planning master plan

合并了土地使用、交通、中心开发。制作可持续城市计划。



美国俄勒冈州波特兰市广域政府未来构造图

都市 CITY WORKS

Design Management 企画・設計

地区開発におけるプロジェクト全体像の企画から、詳細の設計に至るまで幅広い知見に基づく提案を行います。

Make suggestions based on the wide range of knowledge from the planning of the entire project area in image development, ranging from the design of details.

Town Planning & Business Park 地区計画・ビジネスエリア構想



Business park



Traffic analysis



Retail Mixed Use Development (Programming / Planning / Marketing) 大型複合商業施設設計画

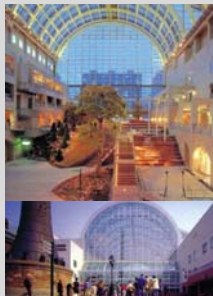


New project in China

Retail program



D Commercial building



S Factory renovation

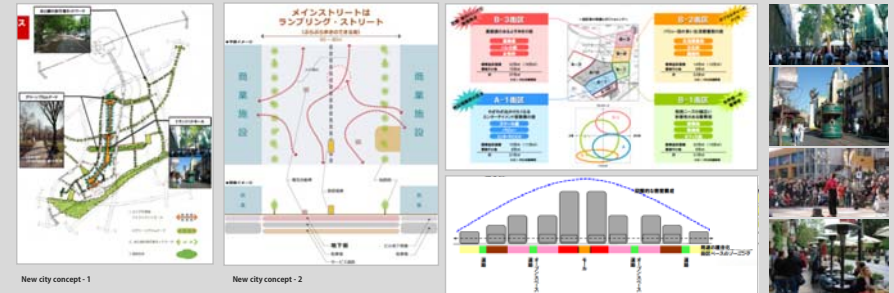
Consulting

調査・計画

開発プロジェクトの法規制や市場動向などを調査し、ハードからソフトにいたる計画立案を行います。

Make planning to investigate the trends and market legislation and development projects, leading to soft from the hard.

New City Development — R-Project (China) 新都市開発計画



New city concept -1

New city concept -2

New City Development — W-Project (China) 新都市開発計画



建筑物 BUILDING

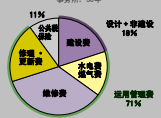
BUILDING Due-diligence 建筑物诊断·评价

绿色楼宇模型计划
Green building model plan

LCC评价

Life cycle cost

事务所: 50年

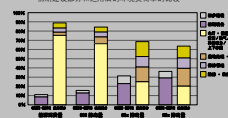


LCC是因为建设费的数倍, 所以建设绿色楼宇时计算涉及今后的50年的支出的事情是非常重要的。

LCA评价

Life cycle assessment

初期建设部分和运用后的环境负荷率的比较



CO2和SOx·NOx是以建设材料的原单位中包含SOx·NOx·排放量大的运输部分作为主要的原因。初期建设部分和运用后的比例有很大地不同。

LCCO2评价

Life cycle CO2

按建筑物模型类别: CO2评价

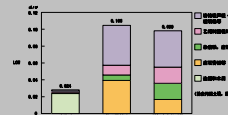


不仅仅是由于LCC的经济性评价, 根据LCCO2的环境评价也能进行。

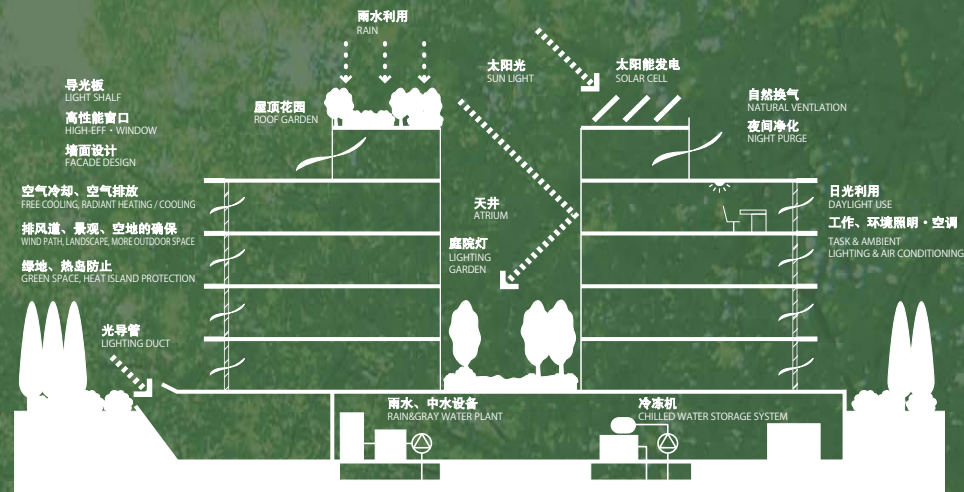
建筑物方面的LCW

Life cycle waste

生命周期类别的废弃物发生量



在绿色楼宇建设时, 考虑建设时及在运用时(建筑物的生命周期)的建设材料·设备·机器等产生的废弃物, 为延长寿命等采取必要的抑制控制。



GREEN BUILDING

环境不动产的形成 Aiming at the environmental real estate formation

通过引入社区的全面环境评估, 提高建筑物的可持续性。
"Comprehensive Assessment for Building Environment" helps to promote sustainable society.

建筑物综合环境评价

Comprehensive Assessment for Building Environment

不动产环境性能

Environmental Quality of Real Estate

绿色楼宇化 for Green Building



建筑环境功效 = Building Environment Efficiency
Quality (对象建筑物环境质量)
Load (对象建筑物环境负荷)

提高经济价值和社会价值

Society Value·Economic Value Improvement

提升经济价值

Economical Value Improvement



不动产价值的增加
Real Estate Value Increase

不动产价值 = Real estate value
Earnings (收益)
Risk premium (增加风险)

向可持续发展社会

To the Sustainable Society



环境不动产

Environmental real estate

环境综合评价

The overall evaluation of environment

绿色楼宇

GREEN BUILDING

考虑到环境、社会、经济的平衡的不动产开发很重要。由于环境对应不动产的增加, 提高所在街的社会价值、经济价值。

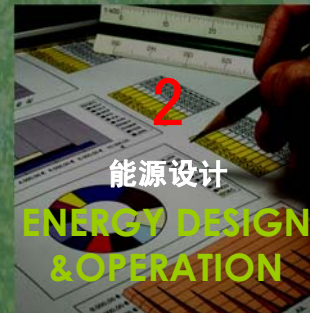
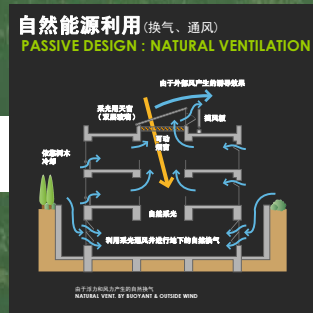
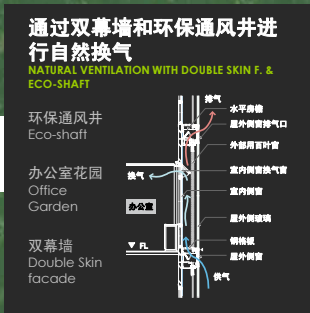
The real estate development which considered the balance of social harmony and an economic effect is important. The increase in the real estate corresponding to environment raises the social value and economic value of the CITY.

由于对在建筑物的生命周期内的环境负荷和环境质量进行了评价, 使不动产价值得到了提高。

It is important to evaluate and to raise the environmental impact and environmental quality of a building over a life cycle. Real estate worth of a building becomes high by carrying out this.

所谓绿色楼宇是, 在对环境的影响上, 努力实现了建筑设计、能源管理、办公活动的最优化的大楼。

A green building is the facility which attained optimization of a A/E design, energy management, living, and work style about the influence on environment.



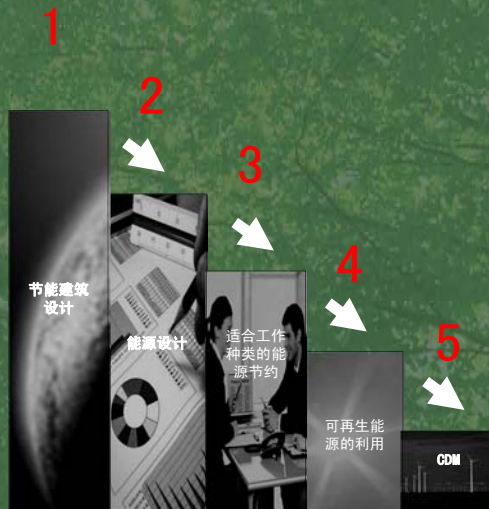
建筑物
BUILDING



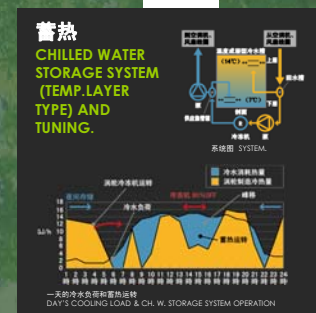
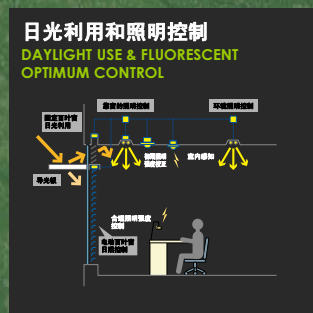
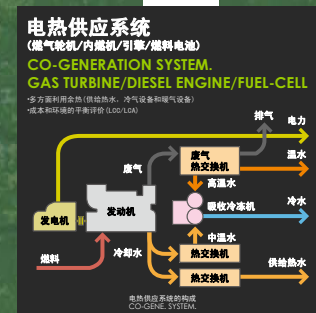
GREEN BUILDING

绿色楼宇

评价关于绿色楼宇的技术优化解决方案。
EVALUATE TECHNICAL OPTIMUM SOLUTION REGARDING "GREEN BUILDING"



面向绿色楼宇努力的想法



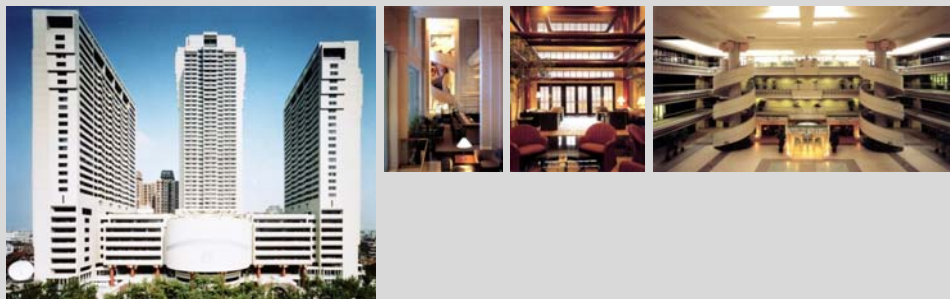
建物 BUILDING WORKS

Design Management 企画・設計

建物の用途に応じた最適な企画・設計を行います。

Make the best planning and design depending on the use of the building.

Mix Use Development — The Portman Ritz-Carlton (Shanghai) 大型複合施設



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Consulting

調査・計画

建物のデザインコンセプトから事業性にいたるまで、調査・計画を行います。

Up to the business potential from the design concept of the building, do the research and planning.

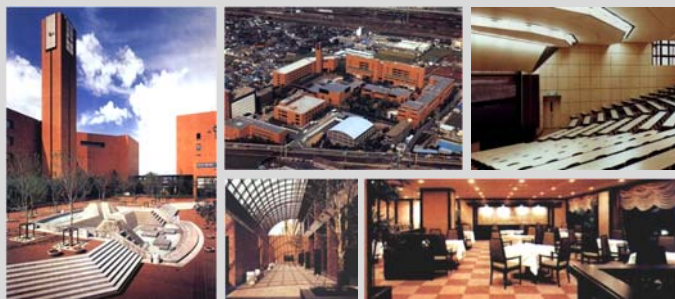
Green Office Buildings — Research & Concept making (East Asia) グリーンビル



Concept making

Arrangement of site investigation and inspection

University — Osaka Gakuin University (Japan) 大阪学院大学



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Data Center — A-Data Center (Japan) データセンター



BROWN FIELD

环境

ENVIRONMENT Due-diligence

Soil Contamination Risk

土壤污染风险

土壤污染是不仅对人体有影响，也会导致土地的资产价值降低，企业评价恶化的严重问题。在开发、交易时，要采取细致的土壤污染对策。

Soil contamination is a serious environmental problem that has an affect not only on the human body but also on the asset value or corporate reputation. Taking measures on soil contamination is important when development or transaction of land is conducted.

土壤污染的可能性

Possibility of soil contamination



工厂生产作业产生的污染
Soil Contamination attributed to Business contents of factories

来自邻接地的地下水污染
Groundwater Contamination from Adjacent Site

废弃物的掩埋
Buried Industrial Wastes



土壤污染风险评价

Environmental Site Assessment

Phase I 现场调查·评估 Phase II 土壤调查·分析 Phase III 设计·施工

根据文件调查，现场调查，意见听取
调查诊断评价污染的可能性

样品采取和化学分析的调查

对策施工方法的设计和和实施



1963

1987

2000



Natural Hazard Risk

自然灾害风险

运用成为世界标准的风险评价系统「RiskLink®」，对地震、台风等产生的灾害进行定量化预测。

We quantify and predict the risks due to earthquake, typhoon, etc. using of risk evaluation system「RiskLink」 that is the world standard.

自然灾害风险评价

Natural Hazard Risk Assessment

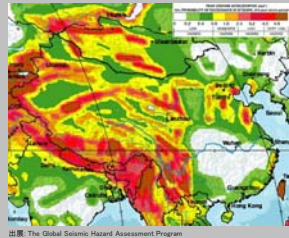
危险调查

受害评估

受害额评估

对策方针建议

地震危险地图
Earthquake hazard map

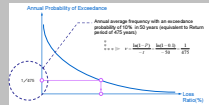


自然灾害风险评价系统「RiskLink®」
Catastrophe Modeling Application "RiskLink"



RiskLink®是用概率论的方法定量化自然灾害风险的系统。现在可以利用中国的地震模型，预定明年发布台风模型。

预想最大损耗率：PML
Probable Maximum Loss



$$PML\% = \frac{\text{Repair Cost}}{\text{Replacement Cost}}$$

PML是定量性掌握风险的重要意思决定信息之一



经40过年在日本，中国，东南亚的开发，建设，设计，所积累地经验，在香港设立了公司。
提供从开发策划咨询到环境技术咨询服务。

公司地址—东京、香港

The company established by the experience people and engineers engaged in development business, project management, and a design/engineering in Japan, China, and Southeast Asia, over more than 40 years. the company provides the broad service fm development planning consultants and to green engineering consultants .

Office - Tokyo, Hong Kong



BAC Urban Projects is a consulting firm dedicated to exclusively providing intangible intelligence such as marketing research and tenant leasing in the field of retail real estate.



Fukuoka Urban Laboratory

在日本最富有魅力城市的福冈，推进城市开发和经济开发的公司。

Fukuoka Urban Laboratory (FUL) is a company located in Fukuoka, the most attractive city of Japan, which promotes urban and economic development.



在美国，日本，泰国等地设有支点，实践了战略性的城市设计，是具备推动都市活性的实力公司。

FTS Urban Design, headquartered in the US, Japan and Thailand, vitalizes cities by strategic urban design.



风险管理公司，以建筑物预期不懈调查为基础，进行地震风险，土壤污染等环境风险的咨询服务。

Engineering and Risk Services Corporation (ERS) is a consulting firm that has been providing comprehensive engineering services on real estate including building due diligence, seismic risk analysis and environmental risk assessment, etc.