

Modern Building Values from an Economical Viewpoint

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1. BACKGROUND

Nowdays, There is an international demand for environmental measures and wellbeing as typified by energy conservation, the achievement of SDGs, and ESG considerations, and buildings are no exception. Also, especially in Japan declining birthrate and aging population, there is a need utilize existing housing in order to solve issues related to vacant houses.

2. LITERATURE REVIE

In the U.S., studies have focused on environmental certifications such as LEED and Energy Star, with LEED certification generating a 5.8% rent premium and Energy Star certification generating a 2.1% rent premium. In Japan, it was estimated that a 1 point increase in the BEE value of CASBEE would result in an approximately 5.5% increase in the unit sales price[1].

3. RESEARCH METHOD and RESERCH RESULT

Thus, it can be seen that environmental performance and other factors affect the price of a building. However, it is not always the case that users of buildings understand their value and may not consider them to be linked to market value. And, It is unclear what valuation items building users perceive as linked to market value.

Survey of users on building evaluation and economic value using Rakuten Research. After, statistical analysis of survey results. The result, no difference was found between people who value market price in more than 90% of the evaluation items and the others. Also, no differences were found in items related to environmental and durability evaluations. In short, it is thought that this is not an environmental evaluation item et al have an impact in the market value of users.

4. CONCLUSION

It was shown that values such as environmental and serviceability were acknowledged as not linked to market value for building users. So, to fully utilize buildings in a society saturated with buildings, two points are necessary: (1) to create a system that links evaluation items to economic value, (2) users understand that environmental value items et ld to link economic value.

REFERENCES

[1] Hideyuki.T. et al, "ECONOMIC IMPACT OF ENVIRONMENTAL EFFICIENCY ON SALES PRICE AND USED TRANSACTION PRICE OF APARTMENT BUILDINGS", Journal of Environmental Engineering, No.85, vol.767, pp.89-95, 2020