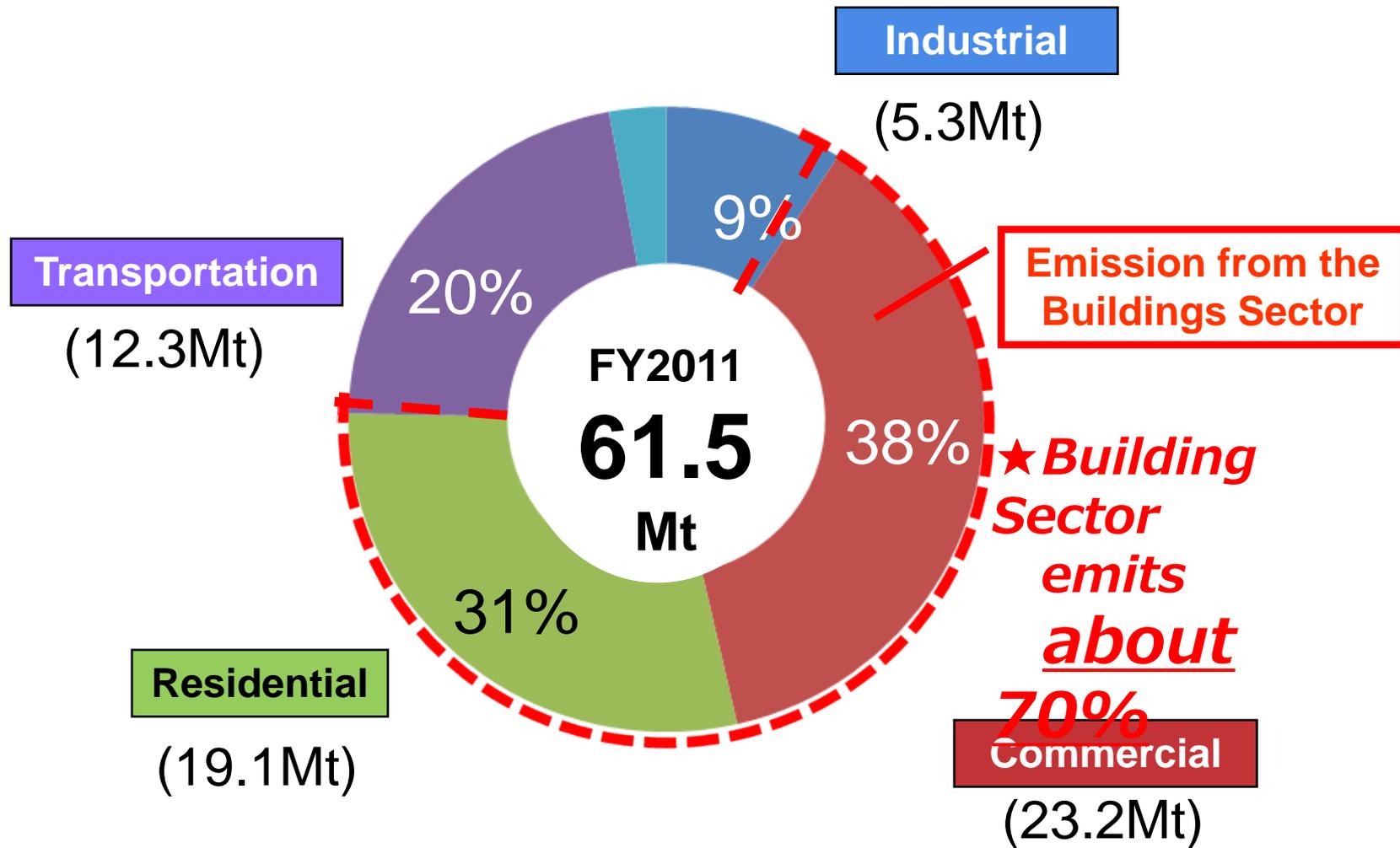


Tokyo's Initiative for Low Carbon City - Programs for Building sector -

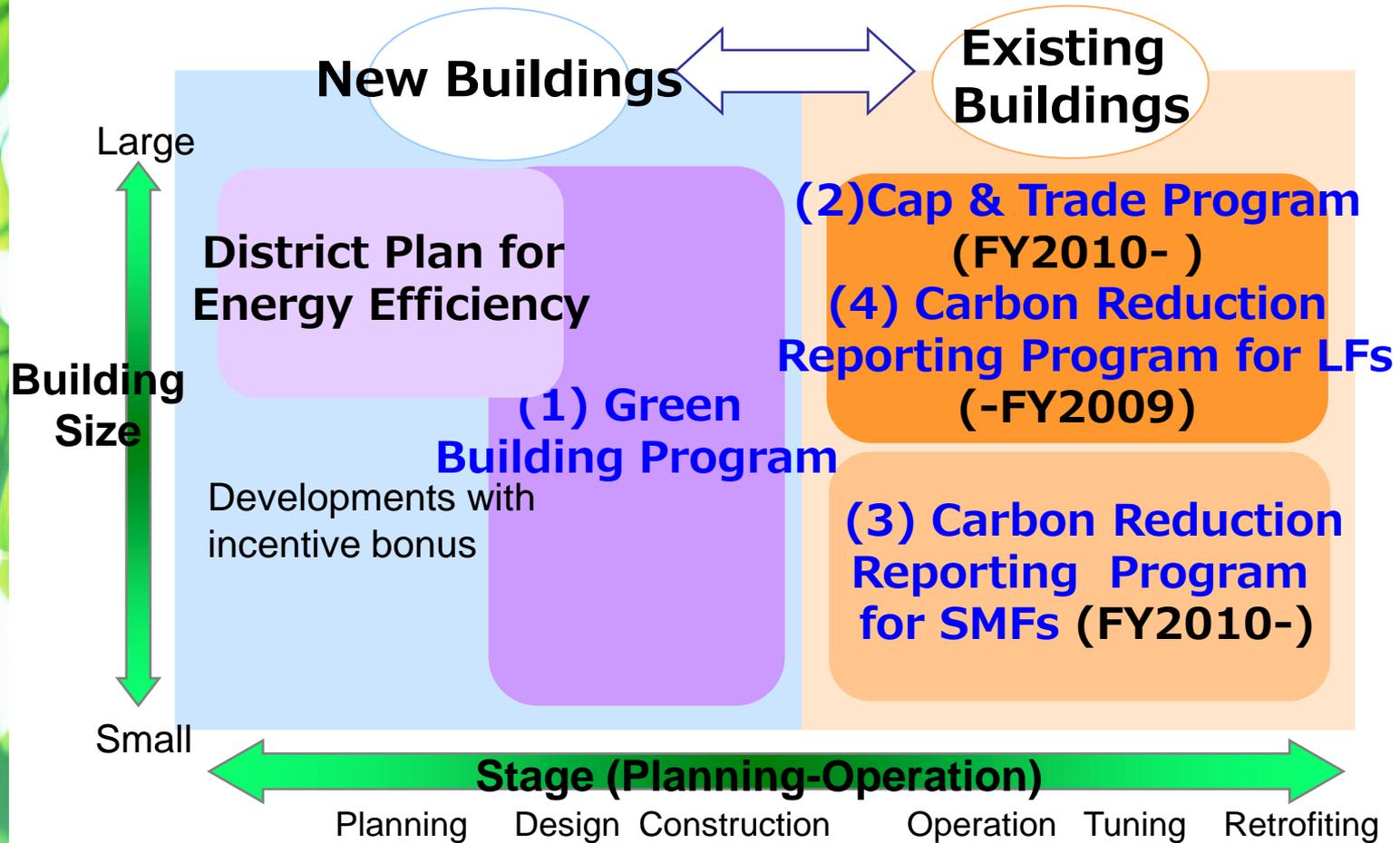


**Kaoru Nakanishi, Deputy Director for
International Cooperation Section
Bureau of Environment
Tokyo Metropolitan Government**

1 Tokyo's CO2 Footprints



2 The Framework of Tokyo Program



3 Policy Development



Existing Buildings



New Buildings



4 (1) Green Building Program

Mandatory reporting, rating and disclosure system to improve environmental performance of new buildings

Target : Newly planned buildings over 5,000 sq. meters

Purpose: To create a real estate market where greener buildings are valued more

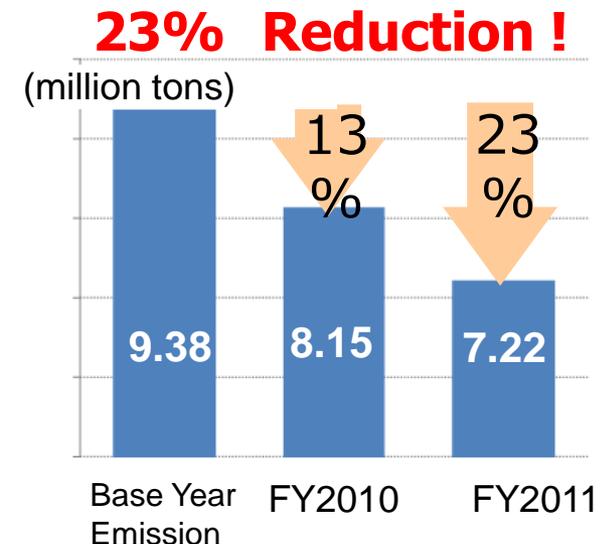
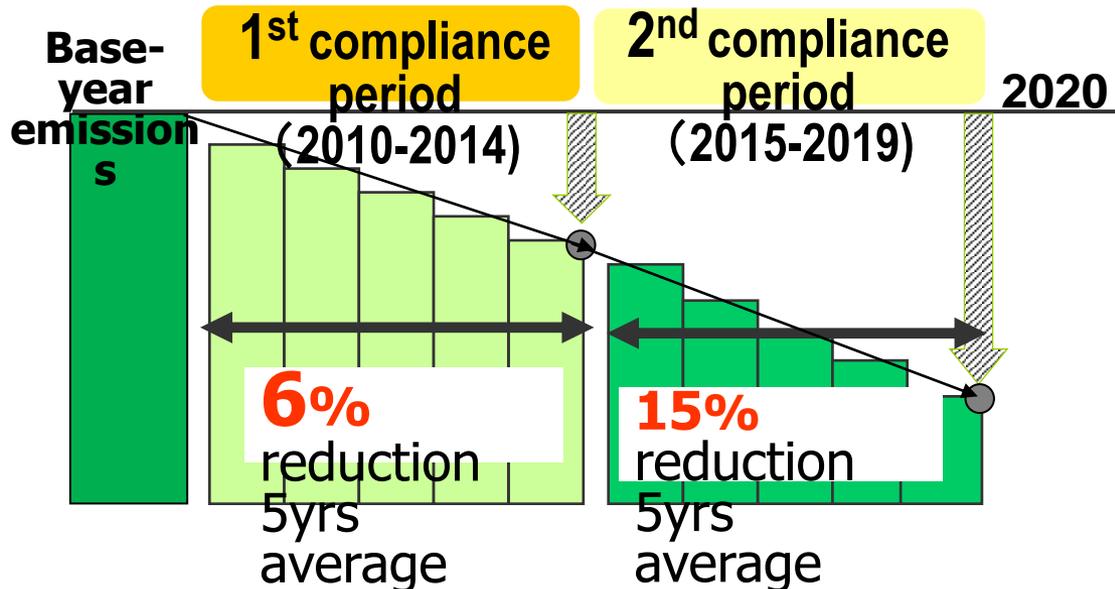
Requirement: Building owner is required to employ eco-friendly design and to submit a “Building Environmental Plan” outlining the building’s environmental performance

Disclosure: The plan is rated by TMG with 3 ratings and displayed on TMG website

Covers about 40% of new buildings

4 (2) Tokyo Cap & Trade Program

- The **world's first Urban Cap & Trade program** to cover office buildings
- **Coverage:** 1,400 facilities with large energy consumption (annual energy consumption of 1500 kl or more (crude oil eq))
- **Compliance period:** 2010-2019 in two five-year periods
- **Cap:** 6% in the first period, 15% in the second period
- Utilizing regulation and market mechanism

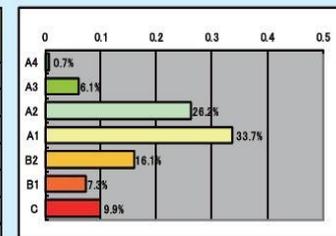


4 (3) Carbon Reduction Reporting Program for Small and Medium Facilities

- **Coverage:** Small and medium buildings not covered by the Cap & Trade Program
- **Requirement:** Mandatory reporting (5yrs)
 - Annual CO2 emissions and plan for reductions
 - Disclose on TMG website
- Providing **Benchmarking** Information
 - 22 building usage categories, each with 7 performance ratings

2. Medium-sized Buildings for Rent (3,000 m² or larger but smaller than 10,000 m²)

Range	Basis	Emission Intensity (kg /m ²)	Number of Facilities	Percentage	Average Floor Area
A4	0.25 or less	19.6 or less	7	0.7%	4988.83
A3	More than 0.25 but 0.50 or less	More than 19.6 but 39.1 or less	58	6.1%	5063.63
A2	More than 0.50 but 0.75 or less	More than 39.1 but 58.6 or less	250	26.2%	5526.83
A1	More than 0.75 but 1.00 or less	More than 58.6 but 78.1 or less	321	33.7%	5444.23
B2	More than 1.00 but 1.25 or less	More than 78.1 but 97.7 or less	153	16.1%	5930.80
B1	More than 1.25 but 1.50 or less	More than 97.7 but 117.2 or less	70	7.3%	5981.22
C	More than 1.50	More than 117.2	94	9.9%	5537.81
Average intensity			78.1	Total	953
				100%	5566.20



- Can get eligibility for subsidy program and tax reduction
- Can sell carbon reduction credits in Tokyo C&T market

Over 32,000 facilities are reporting

4 (4) Carbon Reduction Reporting Program for Large Facilities

A prior program to Cap-and-Trade (2002-2009)

◆ Mandatory Reporting Program

Require a report of 5 year plan for energy reduction with voluntary reduction target

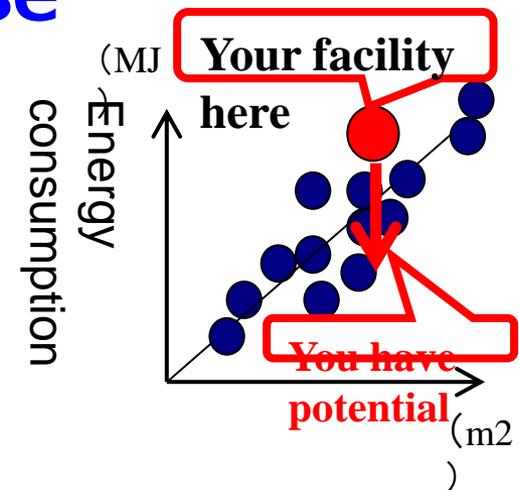
◆ Advise, Evaluate & Disclose

Level up the reduction efforts by

- advising,
- evaluating and
- public disclosure

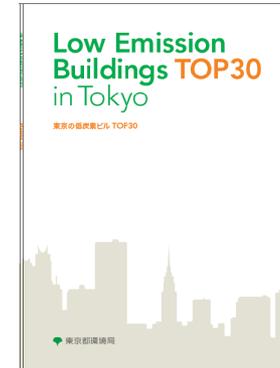
Easy to introduce

Good for collecting data needed for mandatory reduction program



5 Green Building Era and Key Messages

TMG selected TOP30 low emission buildings based on the policy measures of TMG.



Low Emission Buildings TOP30

http://www.kankyo.metro.tokyo.jp/en/int/TOP30_English.pdf

- ◆ **Local Government can play significant role** in reducing GHG emission on Energy Demand side
- ◆ **Powerful Initiatives** create private sector investment
- ◆ **Urban Cap & Trade program is effective** to lower GHG emission from buildings in Cities
- ◆ **Mandatory Reporting program plays an essential role** as first step to reduce GHGs

TMG hosts BEE Forum in June 2014 @ Tokyo

C40 Tokyo Workshop and Forum June 18-20, Tokyo

- C40 PSBEEN “Private Sector Building Energy Efficiency Network” Workshop
- Asian Cities Workshop
- Public Forum ...



Thank you very much



Bureau of Environment <http://www.kankyo.metro.tokyo.jp/>