

環境性能評価が不動産価格に与える影響の時空間波及分析

An Analysis of Spatio-Temporal Effect of Green Building Rating on Real Estate Price

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Abstract: The residential housing market has a significant potential for energy savings and CO₂ emissions reduction. To support consumers to select their houses, the green building rating system for condominiums is becoming important as an index for environmental performance including energy efficiency. In order to look at the influence of green building certificate on the real estate market, we have studied the spatial and temporal effects of a Japanese green building rating system (CASBEE) on condominium prices for the last 5 years using a spatio-temporal linear model. The results revealed that the current CASBEE rating was not capitalized into the housing prices directory, although some spatio-temporal effect was detected.

Keywords: 環境性能認証, CASBEE, エネルギー効率, 不動産価格, 時空間波及

1. はじめに

近年の世界的な低炭素社会への取り組み
においては、全セクター合計の約3割分に相

当している住宅・オフィス部門におけるCO₂
排出量の削減が注目を集めている（環境省：
<http://www.env.go.jp/earth/ondanka/ghg/index.html>）. 我が国においても不動産分野（住宅・

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