

“Forest Garden Hadano” Completed in Hadano City, Kanagawa
Combined strength of Sumitomo Forestry Group achieves coexistence
between convenience and the environment

Sumitomo Forestry Co., Ltd. (President and Representative Director: Akira Ichikawa; Head Office: Chiyoda-ku, Tokyo; hereinafter "Sumitomo Forestry") announced today that it has completed construction of its "Forest Garden Hadano" housing subdivision in Hadano City, Kanagawa Prefecture, Japan.



Forest Garden Hadano is the result of the combined efforts of the entire Sumitomo Forestry Group, providing a streetscape that includes detached spec homes, rental homes and a wooden-construction daycare center, in addition to parks and gardens constructed by Sumitomo Forestry Landscaping Co., Ltd. (President and Representative Director: Kanpei Tokunaga; Head Office: Nakano-ku, Tokyo; hereinafter "Sumitomo Forestry Landscaping").

■ Background

The land involved (in Imaizumi) was part of a 1979 planned urban development of farmland, unused rice fields and other land. Despite having the benefit of being only a few minutes' walk from Hadano Station, landholders failed to reach consensus and as a result the land was left undeveloped for many years. Against this backdrop, the landholders established a project to have the land rezoned for the purpose of improving the welfare of local residents. With locals wanting to improve the town for the sake of their children and grandchildren, who will lead the next generation, related parties entered into a series of discussions. They established roads and other public facilities and built a park with a natural spring, making maximum use of the Arai spring and other local resources, thereby creating a comfortable town in which to live.

■ Townscape-oriented subdivision housing

Forest Garden Hadano is not just a convenient place to live, but also has great views of Mount Fuji, the Tanzawa Mountains and other beautiful scenery. Sumitomo Forestry's Tsukuba Research Institute has been involved in this new urban area from the planning stage, conducting simulations of wind-flow patterns through Imaizumi Arai Yusui Koen (Imaizumi Arai spring water park) and the rest of the subdivision, and even paying close attention to the positioning of windows in each building, the way they open and what type of screens they use. With this residential planning to ensure pleasant breezes flow through the homes, this new subdivision offers homes that maximize the power of nature.

Based on the key concepts of water, wind, sunlight and greenery, this subdivision is planned around landscaping, with a central focus on water throughout Imaizumi Arai Yusui Koen park, including a stone-lined road design based on the motif of flowing water and a rain garden employing permeable stonework, together with a comprehensive planting program. To create truly comfortable homes, Sumitomo Forestry's Residential Property Development Department has also conducted ongoing surveys of residents since 2011, with the results being reflected in the storage and room plans employed in the subdivision.

■ Subdivision park

Sumitomo Forestry Landscaping was in charge of the planning and construction of Imaizumi Arai Yusui Koen park, which was a direct result of the landholders' strong desire to keep Arai spring intact as part of Hadano Bonchi Yusuigun (Hadano basin spring waters), which is numbered among the "Selected 100 Exquisite and Well Conserved Waters" of Japan. Arai spring is an area of abundant nature, being home to a diverse range of aquatic life, such as the Japanese eight-barbel loach, and being visited by kingfishers and other birdlife. The

surrounds of Arai spring also have historic value, having been identified through archeological excavations as the center of many people's lives from the Jomon period (approximately 14,000 BC to 300 BC) through to modern times.

To enable all visitors to feel affection for water and love for nature, Sumitomo Forestry Landscaping carefully selected plants to lend color to the water's edge and trees for enjoying the four seasons. To match the historic nature of the park, they also planted a number of cloned weeping cherry trees, the descendants of the famed shidare-zakura cherry trees under which the feudal lord Toyotomi Hideyoshi held his lavish cherry-blossom viewing party in 1598. These trees were successfully cloned by Sumitomo Forestry's Tsukuba Research Institute using tissue culture.

■ Subdivision daycare center

Sumitomo Forestry's MOCCA (Timber Solutions) Department was in charge of design and construction of the Academy Cosmos nursery school within the land rezoning project. Built on the philosophy of raising children to lead healthy and rich lives, the center is a wooden construction in tune with the abundant natural environment. A range of ideas were incorporated to nurture the five senses of the children, including using Japanese cypress for the flooring.

Through this initiative, the Sumitomo Forestry Group has successfully developed this land around timber and greenery, using the combined strength of the Group to maximize the use of the natural environment. Going forward, the Group will continue to utilize timber as an appropriate material for building comfortable homes, and will contribute to the creation of rich living spaces.

Forest Garden Hadano (housing development) overview

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| Location | 2210-7 Imaizumi, Hadano City, Kanagawa Prefecture (etc.) |
| Access | 5 minutes' walk from South Exit of Hadano Station on the Odakyu Odawara Line |
| Land-use zoning | Category I mid/high-rise oriented residential zone |
| Building-to-land ratio / Floor area ratio | 60% / 200% |
| Total number of houses | 28 spec homes (3LDK and 4LDK) Note: Forest Garden Hadano (currently) consists of 45 separate lots, of which 17 lots are for sale with building restrictions. |
| Construction periods | Stage 1 (9 houses): Jan 2015–Jul 2015 Stage 2 (4 houses): Mar 2015–Jul 2016 Stage 3 (6 houses): Nov 2015–Apr 2016 Stage 4 (5 houses, planned): Jan 2016–Jun 2016 (planned) Stage 5 (4 houses, planned): May 2016 (planned)–Nov 2016 (planned) |
| Pricing (tax included) | Stages 1 and 2: 41,500,000 to 52,500,000 yen Stage 3 and later: TBD |
| Land area | Stages 1 and 2: 131.31 to 172.30 m ² |
| Building area | Stages 1 and 2: 103.41 to 123.80 m ² |
| Construction | 2-story wooden building (Multi-Balance construction method) |
| Owner/sales agency | Residential Property Development Department, Housing Division, Sumitomo Forestry Co., Ltd. |
| Sales agency | Sumitomo Forestry Home Service Co., Ltd. |

Academy Cosmos nursery school overview

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| Owner | Academy International Co., Ltd. |
| Construction | 2-story wooden building (wooden post-and-beam construction method) |
| Site area | 537 m ² |
| Floor space | 371 m ² |

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| Construction period | November 16, 2015 to April 27, 2016 |
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Rental homes overview

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| Contractee | Individuals |
| Construction | 1. 2-story wooden building (wooden 2x4 construction method) 2. 2-story wooden building (wooden 2x4 construction method) |
| Number of dwellings / Total number of houses | 1. 2 / 5 (2LDK) 2. 2 / 5 (2LDK) |
| Floor space / Number of houses / Floor space per house | 1. A: 107.19 m ² / 2 / 53.59 m ² B: 160.98 m ² / 3 / 53.66 m ² 2. A: 191.78 m ² / 3 / 63.92 m ² B: 127.62 m ² / 2 / 63.81 m ² |
| Site area | 1. A: 159.16 m ² B: 160.39 m ² 2. A: 235.31 m ² B: 166.64 m ² |
| Construction period | Oct 2015 to Mar 2016 |