

~ When the forest moves, the economy moves ~

Hokkaido Hamatonbetsu Land 110 Tsubo Contribute to Decarbonization

~Blessing of Nature・
Environment Protection~



北海道緑地産業株式会社
HOKKAIDO-GREEN-INDUSTRY

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北海道緑地産業株式会社
HOKKAIDO-GREEN-INDUSTRY

Land Overview

Address : 2506 Moutsunai, Hamatombetsu-cho, Esashi-gun, Hokkaido

Access : Around 80 minutes from Wakkanai airport by car (Approx. 82km)

Available Area : 3,652,247.00m² (Approx. 1,100,000 Tsubo)
Equal to 80 Tokyo Dome • 7 Tokyo Disneyland

Land's legal status : Ownership

Terrain: Flat & hilly land (height difference: 30m)

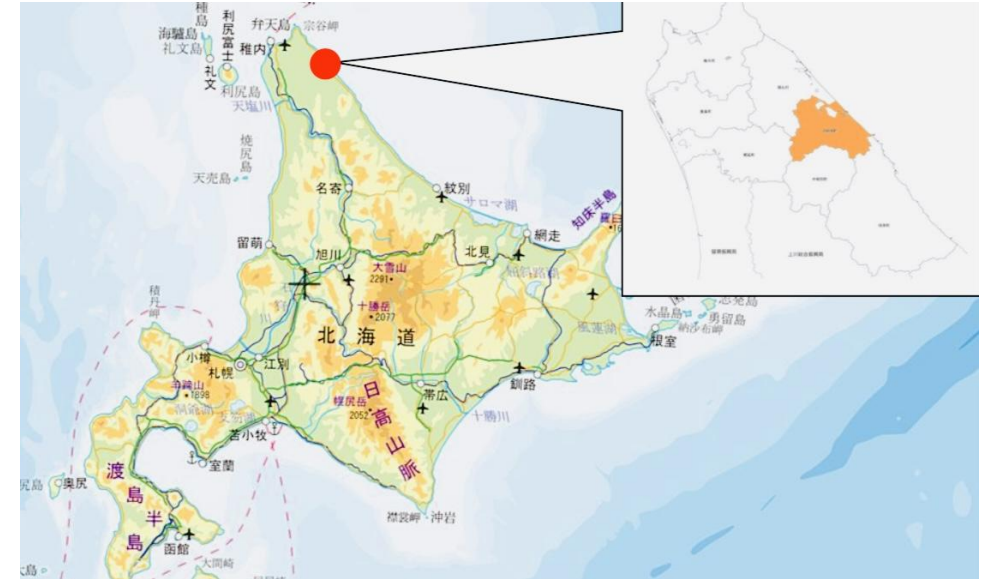
Land classification : Mountain Forest (Natural forest/ Wild land)

Road: Public road (town road) Length: 4 km Width: 6.0 m

City planning: Outside the city planning area (forest area)

Other legal restrictions: unspecified

Owner : Hokkaido Green Industry



※1Tsubo ≒ 3.3m²

Geography / Climate

▼Geography

Located in the eastern part of the Soya General Promotion Bureau. The eastern bank at latitude 45 degree of North faces the Sea of Okhotsk. Mountains spread out in the western and southern parts of the town.

Mountain: Shubundake (761m)

River: Tonbetsu、Toyokanbetsu

Lake: Kutcharo

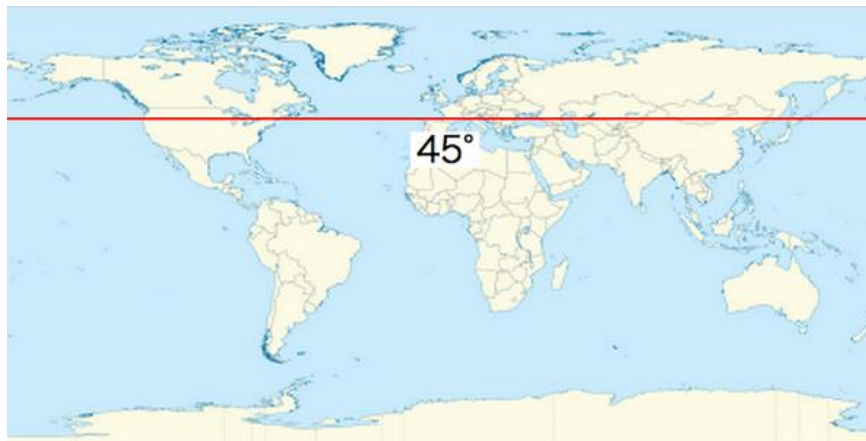
Adjacent municipality

Soya General Promotion Bureau

Esashi-gun: Esashi-cho, Nakatombetsu-cho

Soya-gun: Sarufutsu Village

Teshio-gun: Horonobe-cho



▼Climate

There have drift ice berths every Winter but the temperature rarely drop below -20deg.C due to the oceanic climate. Summers are generally cool and maximum temperatures rarely exceed 25deg.C. The winds are mostly east-northeast and southwest in early spring and autumn, and the coastal monsoons are stronger than other regions. Snow cover begins in late November every year, reaching a depth of 1m to 1.5m in urban areas, with strong winds and frequent snowstorms. The snowmelt season begins from late March.

Hamatombetsu's AMeDAS (Automated Meteorological Data Acquisition System) started statistics in April 1976. The maximum temperature is 33.6deg.C (July 27, 1989). The extreme value of the lowest temperature is -27.4deg.C (January 30, 1984). The average number of winter days is 160.6 days, midwinter days 85.3 days, summer days 21.1 days, midsummer days 1.8 days, and tropical nights 0.1 days. Tropical nights have recorded a minimum temperature of 25.3deg.C twice in the past (August 6, 2010, August 7, 1994). Precipitation is high from July to November. There are many snowy or rainy days from October to February, and less sunshine hours from November to January. The maximum wind speed is 17.0 m/s (wind direction: west-southwest, April 19, 1979), and the maximum instantaneous wind speed is 30.7 m/s (wind direction: south-southwest, October 2, 2015, October 2008).

Hamatonbetsu Town

Hamatonbetsu Town, Full Of Nature

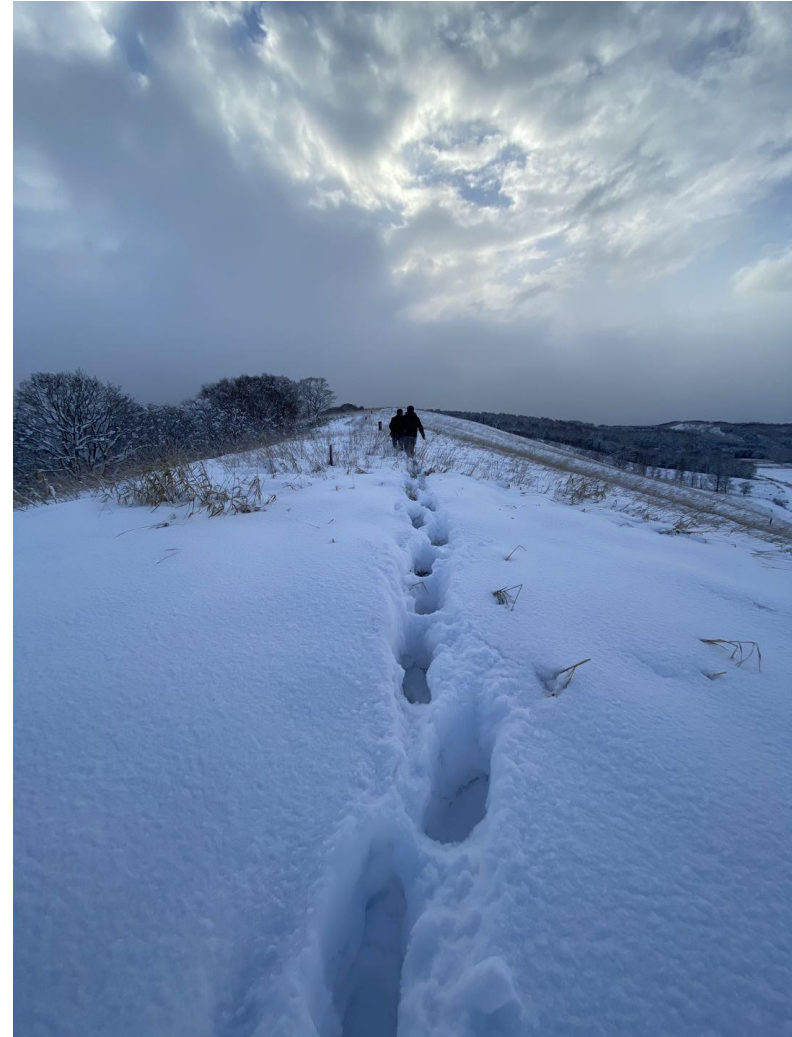




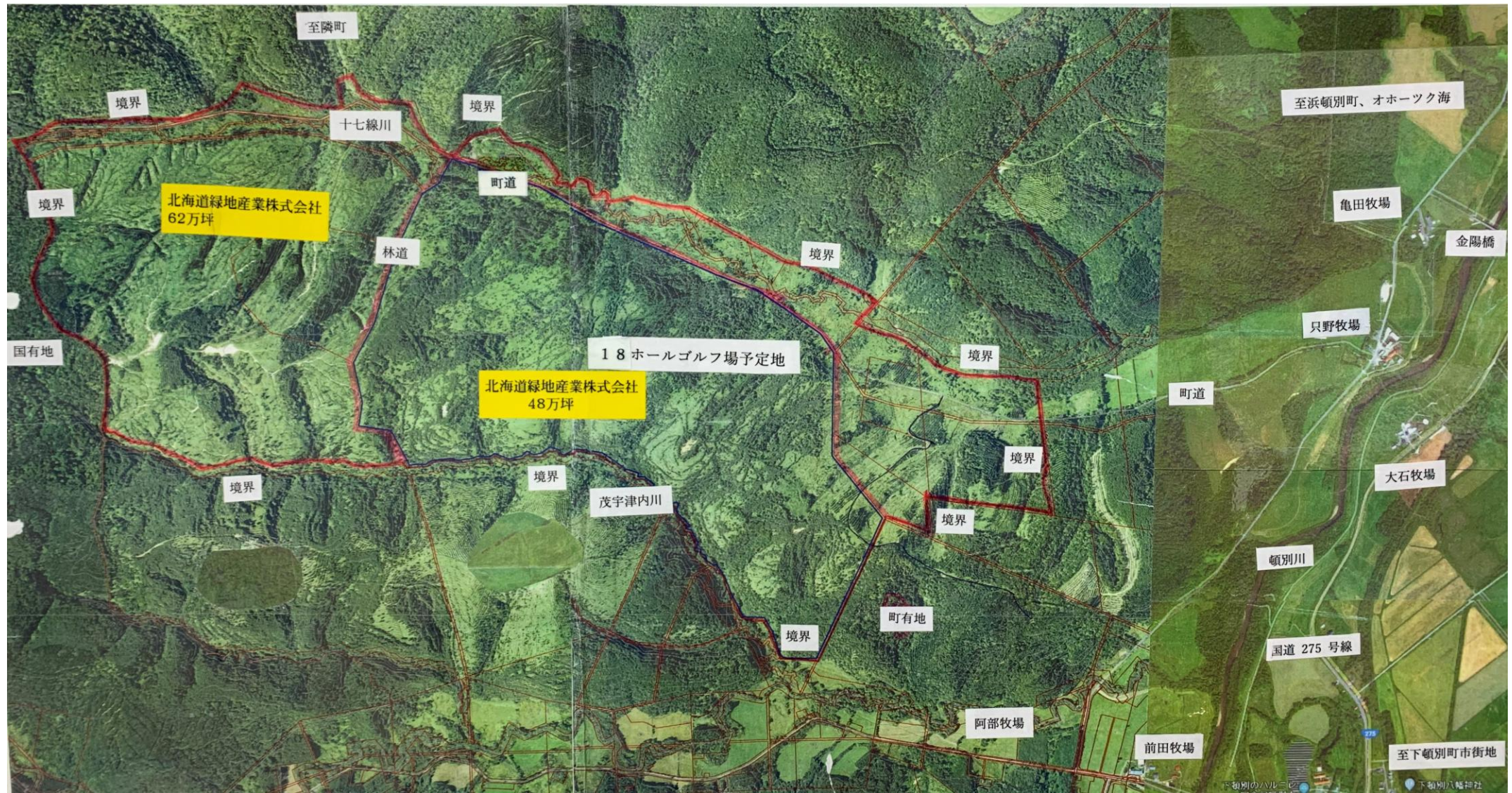
Summer



Winter



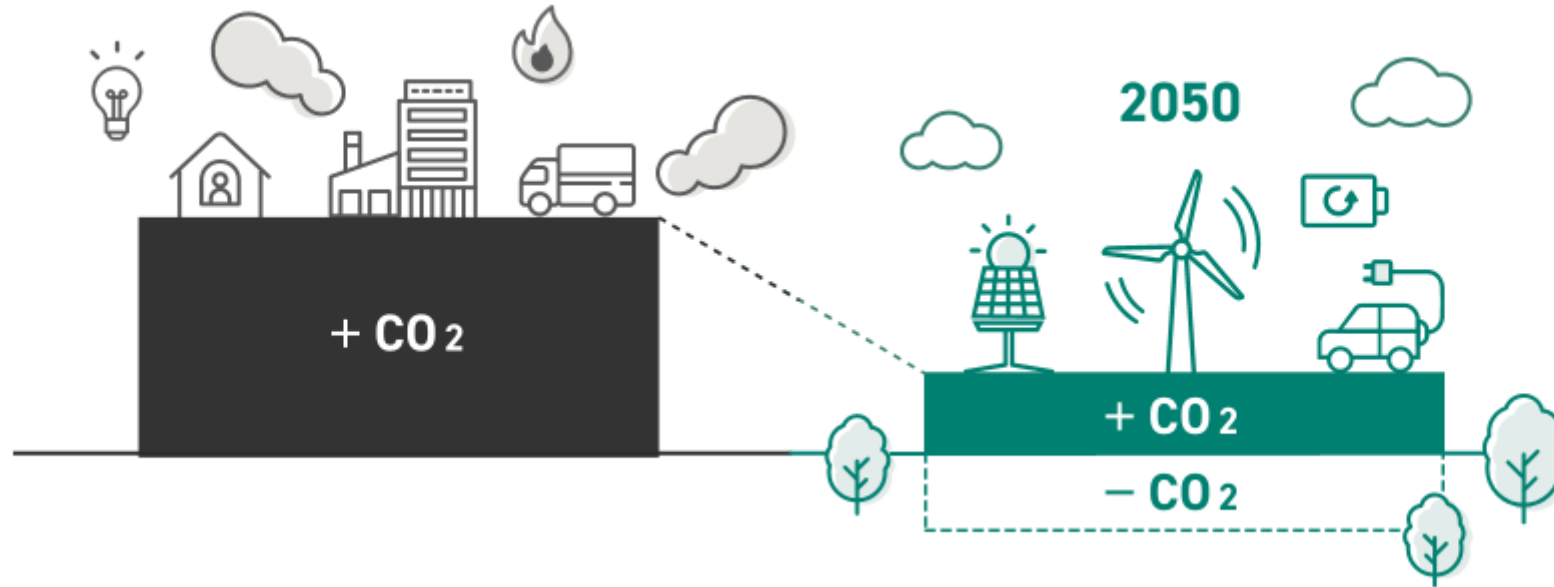
Satellite Image



About Carbon Neutral

Carbon neutral means balancing greenhouse gas emissions and absorption

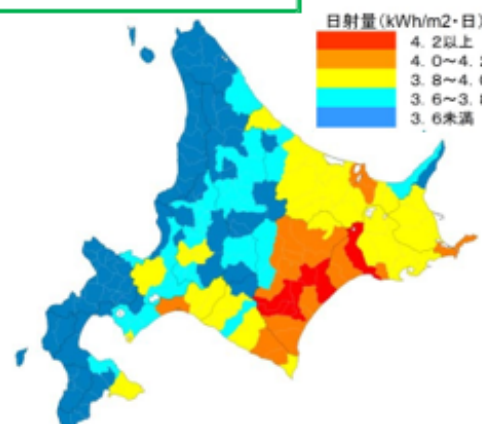
- ◇ In October 2020, the government declared that it would aim for carbon neutrality, which would eliminate greenhouse gas emissions as a whole by 2050
- ◆ "Zero emission" refers to achieving an overall balance between greenhouse gas emissions produced and absorption by activities such as afforestation.
- ◇ In order to achieve carbon neutrality, it is necessary to reduce greenhouse gas emissions and to preserve and strengthen absorption.



Hokkaido's renewable energy endowment

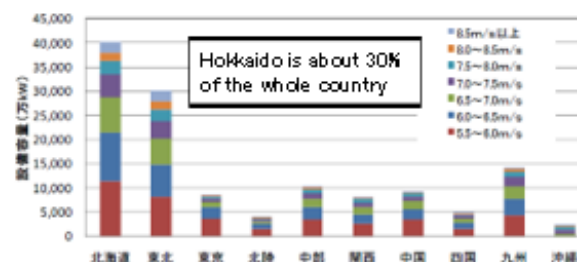
Hokkaido's onshore wind power accounts for about 30% of the national total, and geothermal power generation accounts for about 61%. It has abundant reserves of renewable energy such as solar power, wind power, geothermal power, biomass.

Hokkaido Insolation map



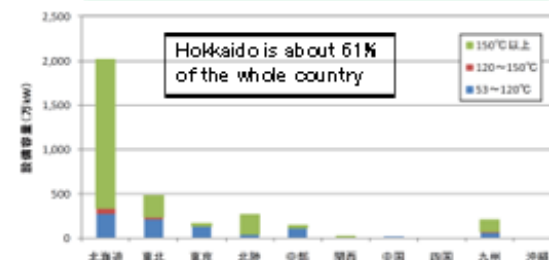
Source: Hokkaido Bureau of Economy, Trade and Industry
「Development trends and issues for mega solar and wind power generation」(July 2012)」

Distribution of endowment by onshore wind power



Source: EX Research Institute Ltd, Asia Air Survey Co., Ltd, Pacific Consultants Co., Ltd, Itochu Techno-Solutions Co., Ltd.
「2010 Renewable Energy Introduction Potential Survey」

Distribution of endowment by power supply area for hot water resource development



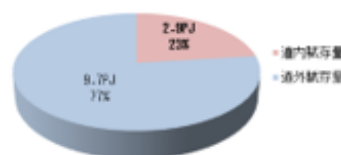
Source: EX Research Institute Ltd, Asia Air Survey Co., Ltd, Pacific Consultants Co., Ltd, Itochu Techno-Solutions Co., Ltd.
「2010 Renewable Energy Introduction Potential Survey」

Distribution of introduction potential by offshore wind power supply



Biomass

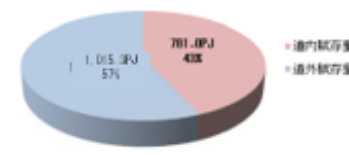
◇The amount of livestock biomass in Hokkaido is about 23% of the national total.



The amount of reserves in Hokkaido is quoted from the materials of the Hokkaido Energy Issues Council (March 2010).
The amount of reserve outside Hokkaido is estimated from the ratio of the amount of livestock manure generated.

Snow ice cold heat

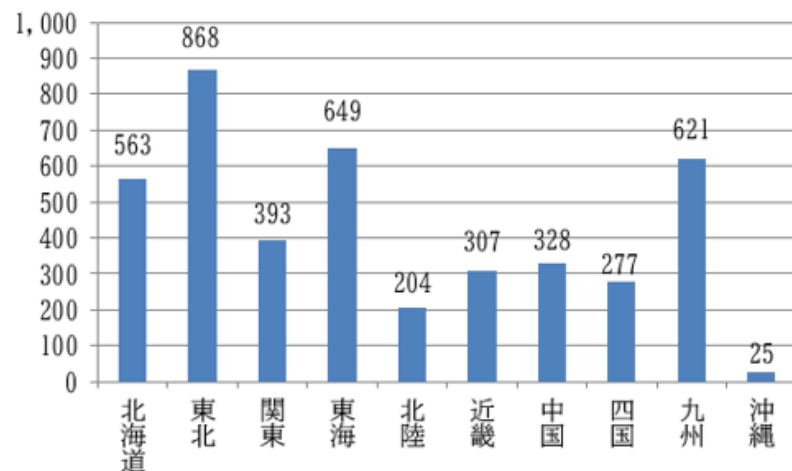
◇The amount of snow and ice cold heat in Hokkaido is about 43% of the national total.



The amount of reserve in Hokkaido is the material for the Hokkaido Energy Issues Advisory Panel. (March 2010)
The amount of reserve outside Hokkaido is estimated from the area ratio of heavy snowfall areas.

Endowment of water resources in Hokkaido

◆ Japan's water resources reserve (average: 423.5 billion m3/year)

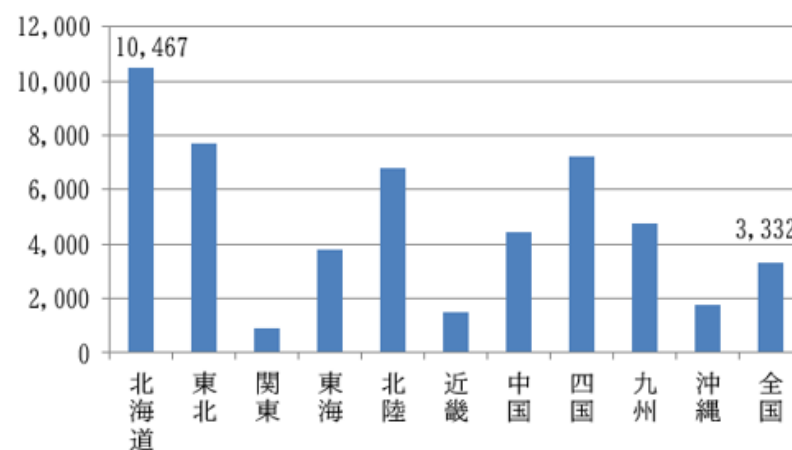


1. The resource reserve is the value obtained by subtracting the amount of water lost due to evaporation from the amount of precipitation multiplied by the area, and the average annual water resource reserve is the average value from 1986 to 2015.

Source : According to a survey by the Water Resources Department of the Ministry of Land, Infrastructure, Transport and Tourism.

(100 million m3/year)

◆ Water resource reserve (average: 3,332 m3/person/year)



Source: Ministry of Land, Infrastructure, Transport and Tourism Water Resources Department

Part of the groundwater quality measurement result table (2019)

Number	8	9	1	1	1	1	1	1
Business Entity	Asahikawa	Asahikawa	Hokkaido	Hokkaido	Hokkaido	Hokkaido	Hokkaido	Hokkaido
Municipality Name	Asahikawa	Asahikawa	Takasu	Higashikagura	Higashikawa	Rumoi	Hamatonbetsu	Okoppe
District Name	Kyokushin	Widorigaoka	Kita	Kita	Kita	Togeshita	Shanai	Okoppe
Analytical Institution	Consignment	Consignment	Consignment	Consignment	Consignment	Consignment	Consignment	Consignment
Well Depth (m)	40	Not Clear	Not Clear	15	15	3	Not Clear	Not Clear
Shallow - Deep Well	Deep	Not Clear	Shallow	Shallow	Deep	Shallow	Not Clear	Not Clear
Use	General	Drinking	Others	General	General	General	General	General
Water Sampling Date	R1.8.14	R1.8.13	R1.6.19	R1.6.19	R1.6.19	R1.6.20	R1.6.18	R1.6.4
Water Temp (deg. C)	13.0	14.5	15.6	13.6	13.4	13.5	10.5	9.6
PH	6.8	6.5	8.4	6.5	6.8	6.8	6.6	5.4
EC(mS/cm)	15	20	17	24	17	42	11	13
Cadmium	<0.003	<0.003	<0.003	<0.003	<0.003	<0.003	<0.003	<0.003
All Cyan	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lead	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexavalent Chromium	<0.04	<0.04	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Arsenic	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Total Mercury	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
Alkyl Mercury	-	-	-	-	-	-	-	-
PCB	-	-	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Dichloromethane	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Carbon Tetrachloride	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002
Chloroethylene	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002
1,2-Dichloroethane	<0.0004	<0.0004	<0.0004	<0.0004	<0.0004	<0.0004	<0.0004	<0.0004
1,1-Dichloroethylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
1,2-Dichloroethylene	<0.004	<0.004	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008
Sys1,2 Dichloroethylene	<0.002	<0.002	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004
Trans-1,2 Dichloroethylene	<0.002	<0.002	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004
1,1,1 Trichloroethane	<0.0005	<0.0005	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,2 Trichloroethane	<0.0006	<0.0006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006
Trichloroethylene	<0.002	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tetrachloroethylene	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
1,3 Dichloropropene	-	-	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002
Thiran	-	-	<0.0006	<0.0006	<0.0006	<0.0006	<0.0006	<0.0006
Simazine	-	-	<0.0003	<0.0003	<0.0003	<0.0003	<0.0003	<0.0003
Thiobencarb	-	-	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Benzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Selenium	-	-	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Nitrite Nitrogen	0.16	<0.055	0.27	5.9	2.9	0.15	0.84	5.0
Nitrate Nitrogen	0.16	<0.05	0.26	5.9	2.9	0.15	0.84	5.0
Nitrite Nitrogen	<0.005	<0.005	0.017	<0.005	<0.005	<0.005	<0.005	<0.005
Fluorine	-	-	<0.1	<0.1	<0.1	0.1	<0.1	<0.1
Boron	-	-	<0.02	0.03	0.03	0.09	<0.02	<0.02
1,4 Dioxane	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005

Hamatombetsu Biomass (2018)

Type	Facility	Rated Output (kW)	Installation Company	Installation Year
Biomass Power	South Soya Green Center	100	South Soya Sanitary facility association	2003
Wind Power	Hamatonbetsu Wind Farm Power Plant	990 x 3	Local Company	2001
	Hamatonbetsu Wind Farm Power Plant	1,000	Local Company	2005
	Municipal wind farm	990	Local Company	2001
	Sub Total	4,960		
Solar Power	Hamatonbetsu 1st Solar Power Plant	1,093	Local Company	2015
	Hamatonbetsu 2nd Solar Power Plant	1,030	Local Company	2016
	Sub Total	2,123		
Total		7,183		

Development Potential

1. New energy business

Solar power generation, wind power generation, biomass power generation, storage battery manufacturing, etc.

2. Ranch

Japanese beef ranch, dairy cow ranch, sheep ranch, horse training facility, dairy factory (Yotsuba Dairy already entered)

3. Farm

Farm in vinyl house is possible after soil improvement

4. PET bottle factory for drinking water

PET bottle factory is possible using abundant groundwater

5. Tree planting

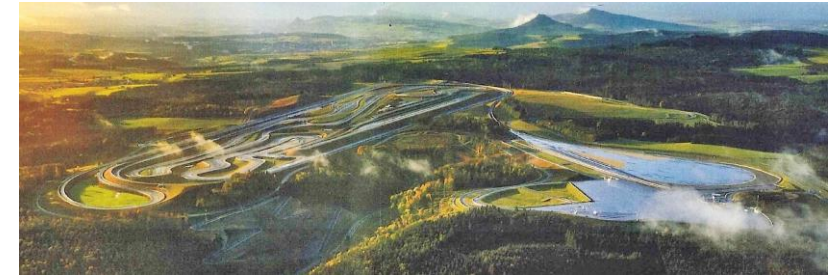
* In this case, 90% of all expenses will be borne by the government or local government.

6. Vehicle test

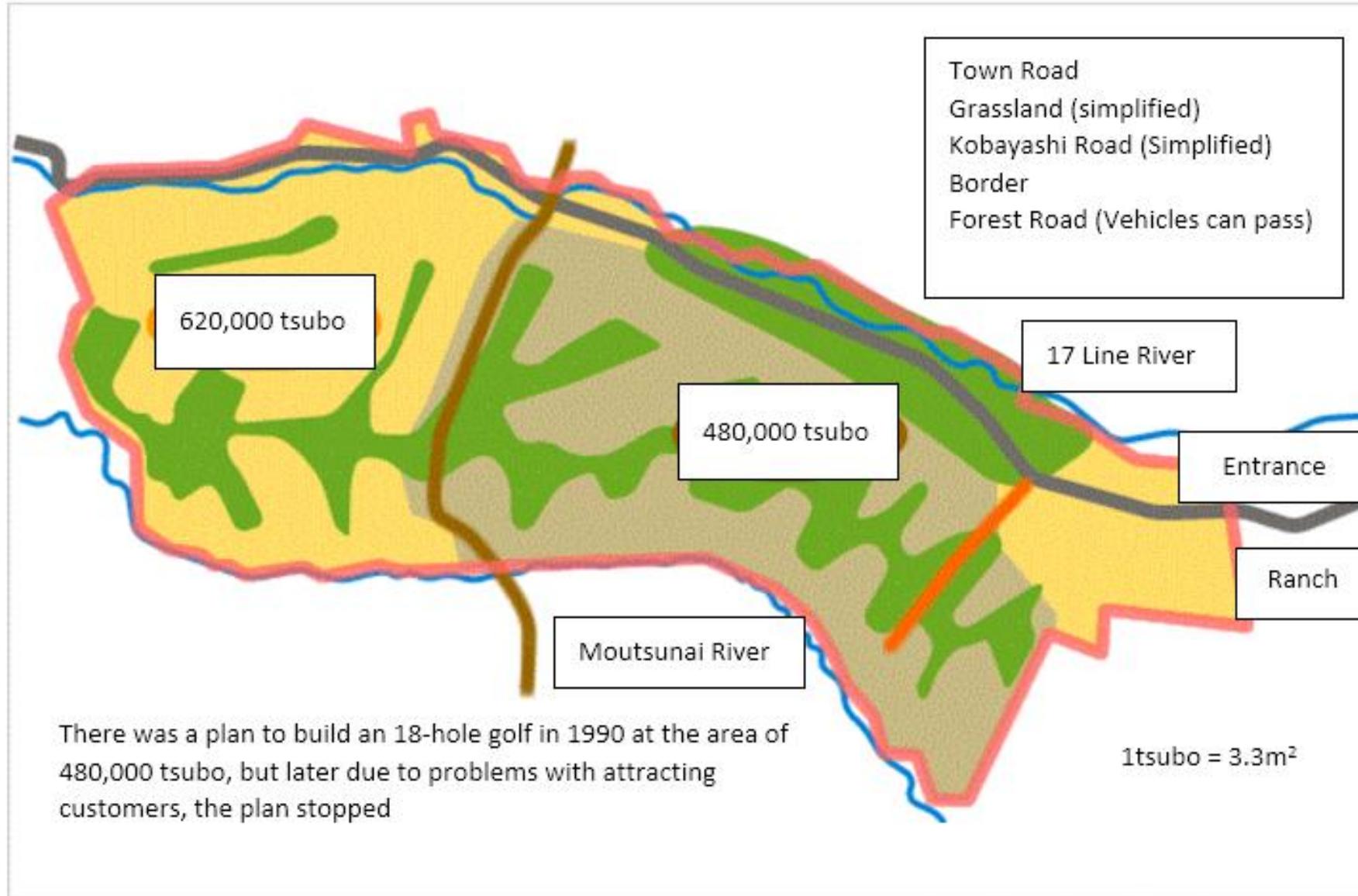
With the development of autonomous driving technology, new road for vehicle testing will be needed.

7. Comprehensive industrial resort

Comprehensive leisure resort facility by combining all of the above 1 to 6 businesses



Development case



So far, there was a PET bottle factory development plan from Hong Kong, China, and a solar power plant from Dalian, China, but the development plan was canceled due to various circumstances such as the spread of corona infection.

Real Estate Survey Report and Comment

REAL ESTATE APPRAISED VALUE				
I. Valuation	438,000,000 Yen			
II. Real Estate detail				
	Lot No.	Area	Status	Owner
Tonbetsu, Hamatonbetsu-Cho, Eshashi-Gun, Hokkaido	114-2	93,950m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-6	71,842m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-14	12,919m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-15	77,249m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-23	45,748m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-30	81,828m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-52	25,907m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	114-53	19,999m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2501	22,152m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2502	8,330m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2503	21,828m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2504	1,282m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2505	575m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2506	1,589,332m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
Moutsunai, Hamatonbetsu-Cho, Eshashi-Gun, Hokkaido	2234-1	1,082,598m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2234-2	188,558m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2491	28,310m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2492	1,081m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2493	25,249m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2494	8,290m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2495	17,484m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2496	4,690m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2497	23,748m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2498	23,038m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2499	1,285m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	2500	18,152m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3781	55,259m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3782	3,778m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3783	6,119m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3784	42,208m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3785	5,038m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3786	16,109m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3787	2,968m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3788	9,269m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3789	11,699m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3790	4,049m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
	3791	347m ²	Natural Forest/Wild Land	Hokaido Ryokuchi Sangyo
Total	37 Lot	3,652,247m ²	(1,104.805 tsubo)	

COMMENT

(Target real estate: Hamatombetsu-cho, Eshashi-gun, Hokkaido)

Since there are few transaction cases for forests and hills in Hokkaido, it is necessary to grasp the price based on the opinions of local experts, with reference to public evaluation materials such as land price announcements and land price surveys. In the case of forest land, there are a price for using the forest land as a forest land and a price for using the forest land for other purpose, and it is very difficult to distinguish between them.

Based on the above situation, in this evaluation, we decided to evaluate the price with an emphasis on the content of hearings from local experts while taking into account public evaluation materials.

Contents interviewed by local experts

1. Market price of hills where the terrain is flat and can be converted to farms and ranches

※ 1 tsubo = 3.3m²

(1) The recent market price is about 300 yen to 400 yen per tsubo.

(2) At the time of the bubble, is about 600 yen per tsubo.

2. Forest land with a strong slope and only for plantations

(1) The recent market price is about 100 yen per tsubo.

(2) At the time of the bubble, about 200 yen per tsubo.

Public data

(1) The average property tax valuation of golf courses (Hokkaido, 2006) is about 2,000 yen per tsubo.

(2) According to the 2015 land price survey, the following two places exceed 100 yen per 1m².

・ Hokkaido (Forest) 20-1

307-1 Makomanai, Minami-ku, Sapporo-shi, Hokkaido

76,109m² area Evaluation (300 yen/m²)

・ Hokkaido (Forest) 20-9

335-1 Asahi, Kutchan-cho, Abuta-gun, Hokkaido

82,201m² area Evaluation (210 yen/m²)

The target real estate, the land is about 1.1 million tsubo and has a gentle slope, and it has various uses. Considering the recent global warming and typhoon damage, there have a attractiveness of the land in Hokkaido which is relatively unaffected by global warming and typhoon. We assessed the targeted real estate price is about 400 yen per tsubo.

October 1, 2015

Real estate appraiser

Makoto Ito



Related Ministries and Agencies

- Esashi Gun, Hamatonbetsu Office Ward
〒098-5792 1 Chuominami, Hamatombetsu-cho, Esashi-gun, Hokkaido
TEL : 01634-2-2345 FAX : 01634-2-4766
Opening hour : 8:30~17:15 <Monday to Friday>
- Hokkaido Wakkanai Health Center, Hamatonbetsu Branch
〒098-5704 3 Chuokita, Hamatombetsu-cho, Esashi-gun, Hokkaido
TEL : 01634-2-0190
※Water quality inspection when manufacturing PET bottle
- Soya General Promotion Bureau Forestry Division
〒097-8558 4-2-27 Suehiro, Wakkanai-shi, Hokkaido
TEL : 0162-33-2516
Opening hour : 8:45~17:30 <Monday to Friday>
※ When converting from forest area to ranch or solar power
- Hokkaido Government
〒060-8588 6-chome, Kita 3-jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido
TEL : 011-231-4111
Fisheries and Forestry Department Forest Conservation Section
(currently in charge: Mr. Kobayashi)
※Final settlement organization for document screening
TEL : 011-204-5511
Opening hour : 8:45~17:30 <Monday to Friday>



そう や そうごうしんこうきょく
宗谷総合振興局



Price : Negotiation

Real estate acquisition tax: 198,300 yen (all 1.1 million tsubo)

Property tax: 93,200 yen per year (2023 year, all 1.1 million tsubo)

* The tax amount will change if the land status changes (example: residential land, etc.)

Name change is about 350,000 yen in total (planned)

Remarks

There is a possibility that subsidies and subsidies from the national and local governments can be obtained for water intake projects and new energy-related projects. However, because business license is required, then business is not possible unless the procedures such as submission and examination of each business plan have been completed.

★ Please kindly note that we do not guarantee the business license itself.

