



HOME CONDITION REPORT

SAREXワークショップ 2008/04/17

英国の家歴書

Home Information Pack

インペリアル・カレッジ
イノベーション研究センター客員教授
岩下繁昭



- 英国では2007年12月14日以降、すべての住宅(中古住宅)の販売において、Home Information Packを付けることが義務づけられた。
- 200年住宅の家歴書づくり考える上で大いに参考になるものである。

Home Information Pack Index

Insert address of property to be sold below and include postcode.

Address and Postcode or Plot number	1. Index	<input type="checkbox"/>	
	2a. Energy Performance Certificate and Recommendation Report – or:	<input type="checkbox"/>	省工不性能報告 書類
	2b. Predicted Energy Assessment	<input type="checkbox"/>	
	3. Sale statement	<input type="checkbox"/>	
	Title information		
	4. Official copy of the individual register (for registered properties only)	<input type="checkbox"/>	
5. Official copy of the title plan (for registered properties only)	<input type="checkbox"/>	不動產權利書關 係書類	
6. Certificate of official search of the index map (for unregistered properties only)	<input type="checkbox"/>		

About this form:

- Under the Home Information Pack all the documents included in your

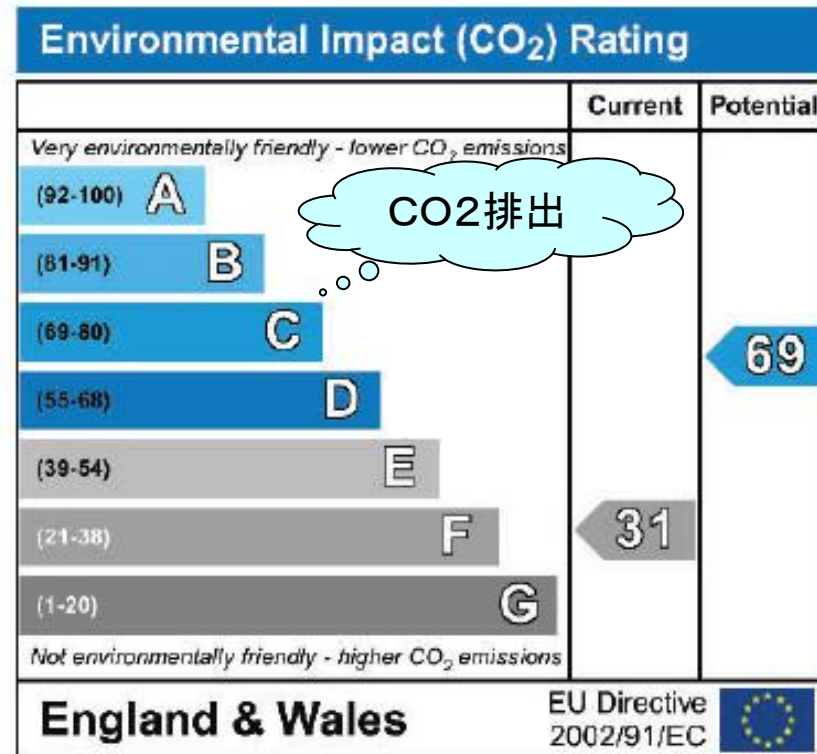
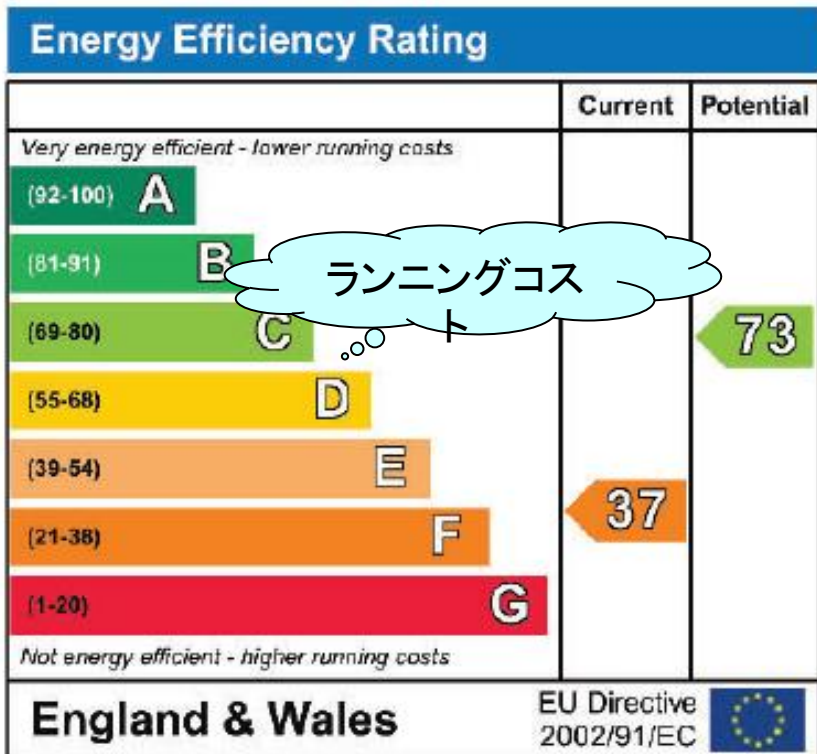
Energy Performance Certificate



17 Any Street,
Any Town,
County,
YY3 5XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000-0000-0000-0000-0000
Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built (no insulation)	Poor	Poor
Roof	Pitched, 250 mm loft insulation	Good	Good
Floor	Solid, no insulation (assumed)	–	–
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Average	Average
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	–	–
Hot water	From main system, no cylinderstat	Poor	Poor
Lighting	Low energy lighting in 75% of fixed outlets	Very good	Very good
Current energy efficiency rating		F 37	
Current environmental impact (CO ₂) rating		F 31	

Title Number :

OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 01 December 2006 at 16:19:20.

This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible to the same extent as the original.

Issued on 01 December 2006.

This title is dealt with by Land Registry, Plymouth Office.



不動産権利登記書類

Land Registry

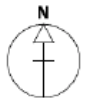
Title Number :

Edition Date :



TITLE NUMBER

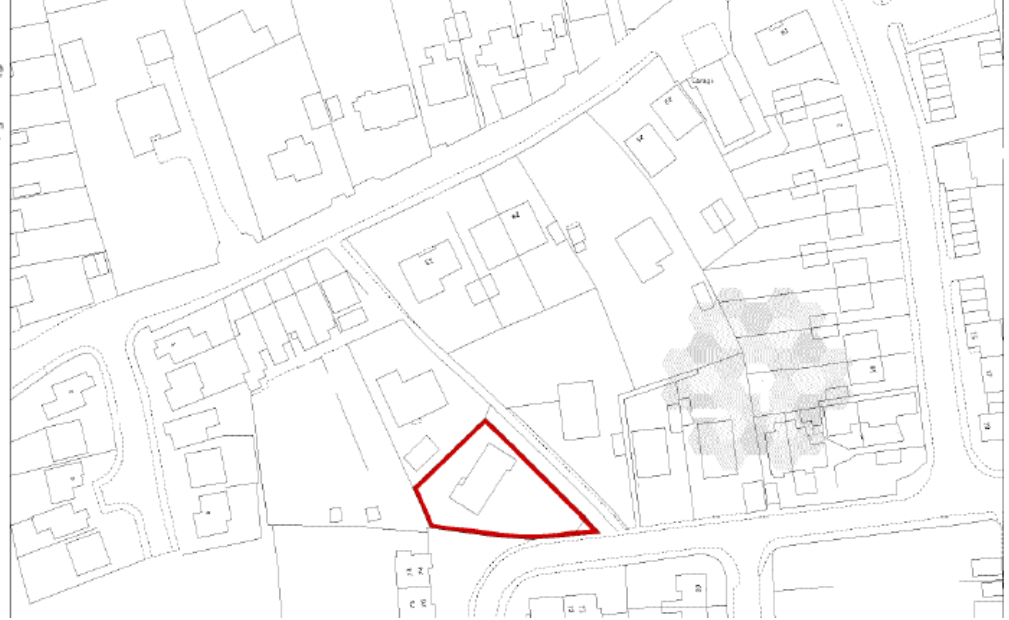
BATH AND NORTH EAST SOMERSET



ORDNANCE SURVEY MAP REFERENCE:

SCALE: 1:1250

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A: Property Register

This register describes the land and estate

BATH AND NORTH EAST

FOR ILLUSTRATIVE PURPOSES ONLY 1234

Form LLCL (Local Land Charges Rules 1977 Schedule 1, Form C)

Official Number
(To be completed by the registering authority)

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Fairwood BC
Fairwood Lane
Fairwood Ave
FAI ITZ

A.N Water Co.

Requisition for search
(A separate requisition must be made
for each parcel of land except as explained overleaf)

fold

Description of land sufficient to enable

Register of local

charges

Requisition for search

and official certificate

説明用

CON29DW
DRAINAGE AND WATER ENQUIRY

For illustrative purposes only

Drainage and Water Enquiry

Responses as required by the Home Information Pack Regulations 2007

The information in this document refers to: -

Property: 31 THE DRIVE

This document was produced by: -

A. N Water Company
Address line 1
Address line 2
Address line 3
Address line 4
Address line 5

This document

Client

Address

上下水道説明書

Address line 1

Address line 2

Address line 3

- Home Information Packのオプションに、Home Condition Reportというものがある。



HOME CONDITION REPORT

52 Hazelwood Drive,
St Albans
AL4 0UW
Hertfordshire
United Kingdom

Report reference number (RRN) 1234-6789-1234-6789-1234
Inspection date 9 June 2006

地域社会地方政府省

Department for
**Communities and
Local Government**

HIP関係書類作成基準

全264頁

*Home Information Pack:
Certification Schemes Standards*

Part 2: Technical Standards

Contents

Introduction

Technical Standards

- 15. Business Process Model
- 16. Inspection and Reporting Standards
- 17. Home Condition Report Data Model
- 18. Home Condition Report Message Specifications
- 19. Mandatory & Preferred Text
- 20. Home Condition Report Transformation Rules
- 21. Home Condition Report Look and Feel (Sample)

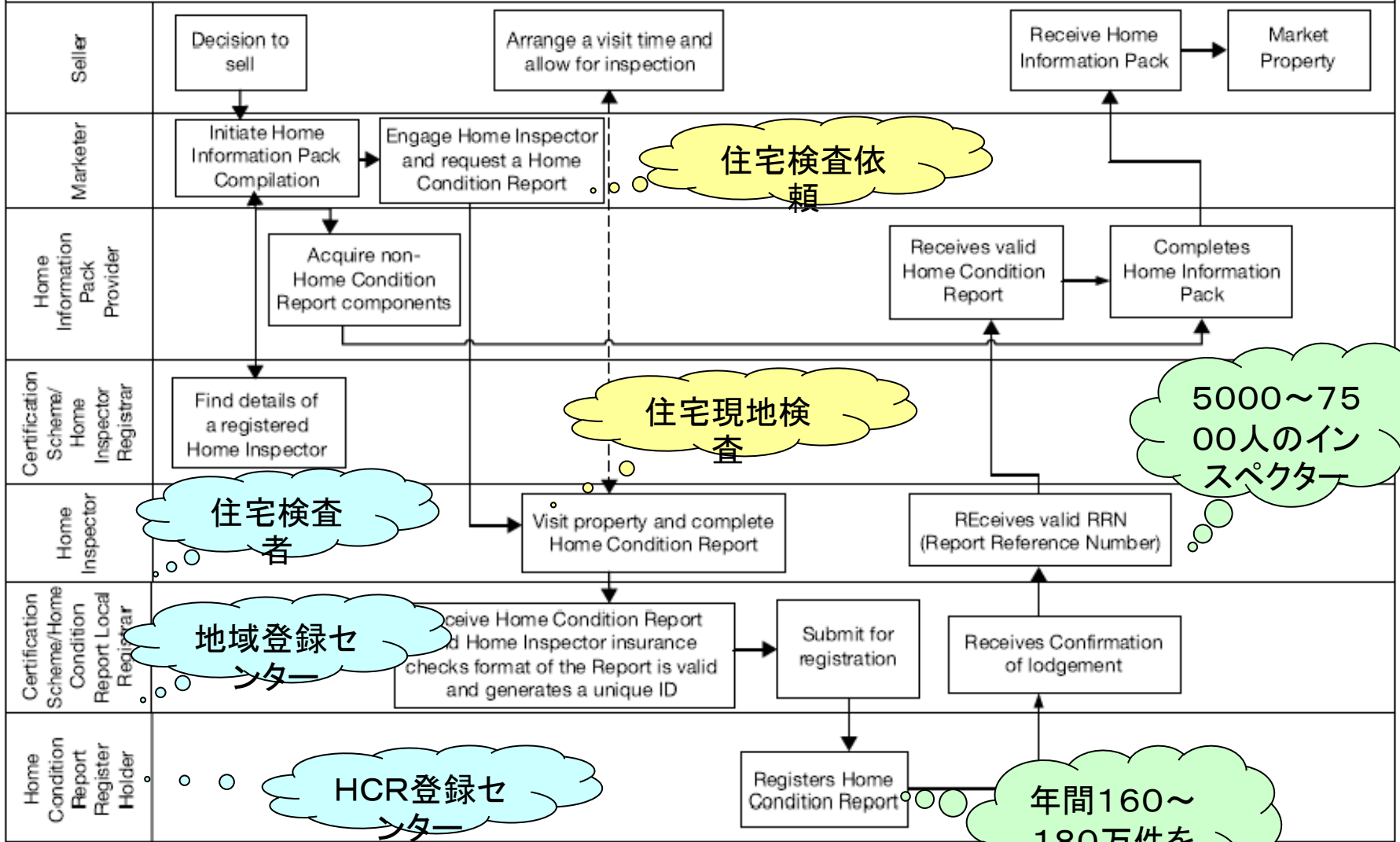
HCRデータ構造

HCR記述仕様

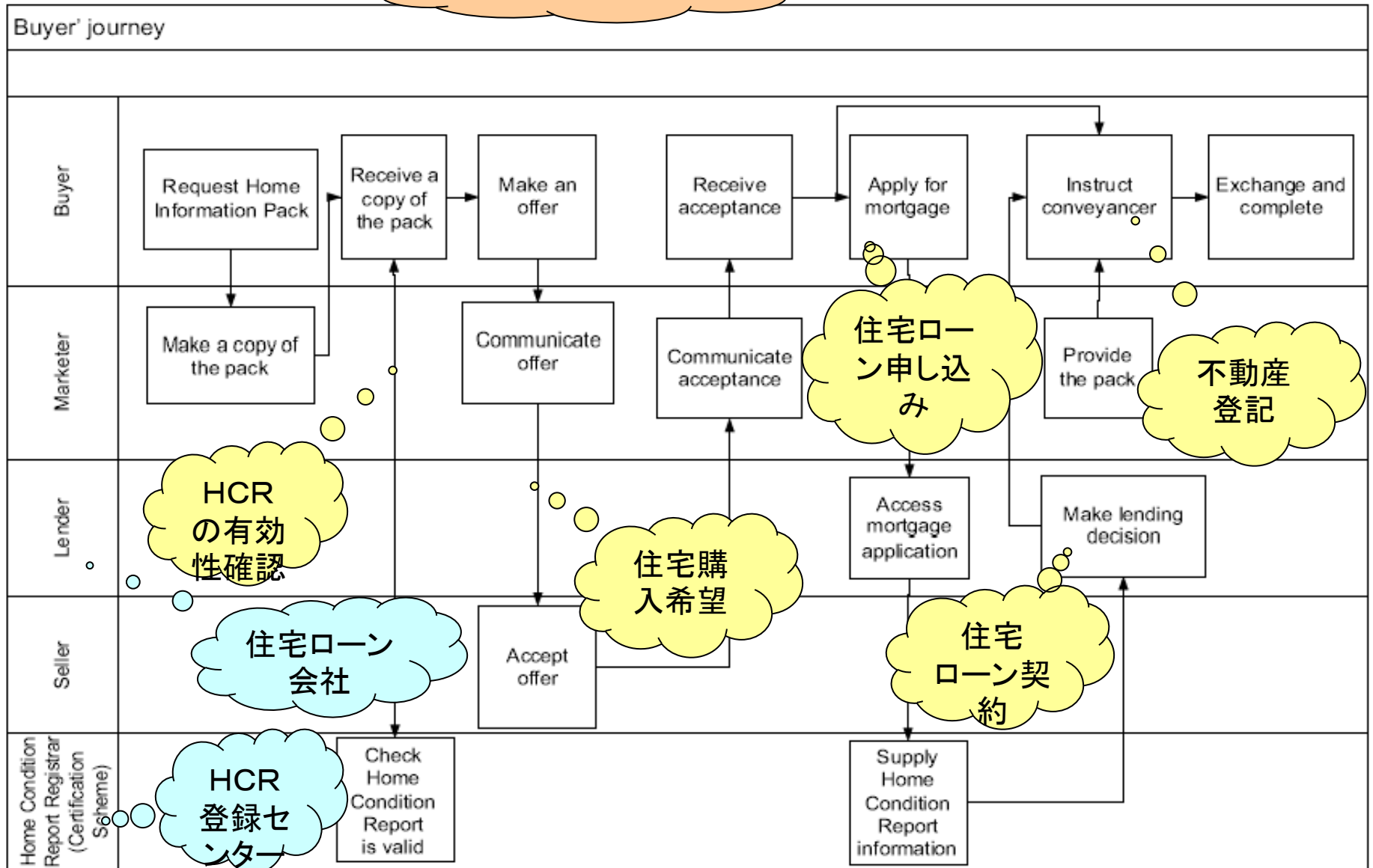
記述必須文字と
選択文字

HCRへの変換
ルール

住宅販売側の流れ



住宅購入側の流れ



データ構造

作成された書類は、誰でもどこでもいつでも読めなければならない。

```
<xs:complexType name="Grounds-Feature">
  <xs:all>
    <xs:element name="Identifier" type="udt:IDString"/>
    <xs:element name="Condition" type="udt:ConditionCode"/>
    <xs:element name="Justification" type="udt:Text"/>
    <xs:element name="Description" type="udt:Text"/>
  </xs:all>
</xs:complexType>
```

SAREX施工品質
チェックシステムもXML
で出力できるように
している。

HCRは、XMLで記述される。XMLとは、拡張可能なマーク付け言語 (eXtensible Markup Language) のことで、HTMLでは固定のタグしか利用できないが、独自のタグを利用できる。そのため、論理的なタグを付けることができるため、ドキュメントがわかりやすくなる。

- HCRの構成
- 総合情報 (section A)
- 概要 (section B)
- 登記・衛生・安全情報 (section C)
- 外部状況 (section D)
- 内部状況 (section E)
- 設備状況 (section F)
- 敷地状況 (section G)
- エネルギー性能 (section H)

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options
D2 Roof coverings					
D21 The	/... [Describe] roof /... [Describe] roofs	/is /are	/of	/... [Describe] /and /...[Describe]	
D22 The	/flat roof coverings /hip irons /hip tiles ○ /joint/joints ○ /mortar applied to the back of the roof covering ● /mortar pointing /parapet gutter /parapet gutters /reflective coatings /ridge tiles /roof chippings /roof coatings /roof fixings /shingle/shingles /slate/slates /sloping roof	/to the /in particular to the	... [Describe]	/is /are /has /have	/rotten /loose /incomplete /slipped /missing /cracked /broken /torn /rusting /stained /damaged /blistered /poorly secured /obstructed /blocked /holding water /moss

屋根葺き材の状況

The hip tiles to the west side are cracked.
西側の隅棟瓦にひびが入っています。

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options	Text Options
D3 Rainwater fittings						
D31 The	/rainwater fittings	/are	/of /a mixture of	/... [Describe] /and /...[Describe]		
D32 There are no rainwater fittings						
D33 The	<ul style="list-style-type: none"> /rainwater fittings /down pipe /down pipes /gutter/gutters /gully/gulleys /hopper head /outlets /joint/ joints /seal/ seals /...[Describe] 	<ul style="list-style-type: none"> /to the /in particular to the 	/... [Describe]	<ul style="list-style-type: none"> /is /are /has /have 	<ul style="list-style-type: none"> /leaking /loose /incomplete /missing /rusted /cracked /broken /leaning /stained /damaged /poorly secured /obstructed /blocked /leaking 	

具体的に記述する

漏れている
外れている
不完全である
欠損している
錆びている
ひびがある
破損している
曲がっている
汚れがある
傷がある

雨どいの状況

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options	Text Options
D4 Main walls and claddings						
D41 The	/main walls /walls to the ... [Describe]	/are	/of /a mixture of /brickwork /stonework /clay lump /cob /pre-cast /reinforced / concrete framed /steel framed /timber framed /... construction. /...[Describe]	/and /and are /...[Describe] /rendered /system built /designated defective		

外装材仕様

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options	Text Options
D4 Main walls and claddings						
D42 The	/brickwork /stonework /concrete /blockwork /rendering /pointing /lintels /damp proof course /...[Describe]	/to the /in particular to the	/wall/walls /parapets /parapet walls /copings /arches /opening /openings ... [Describe]	/is /are /has /have /may	/loose /incomplete /missing /cracked /cracking /broken /rotten /leaning /bulging /stained /damaged /bridged /causing damp penetration /cavity wall tie failure /may contain asbestos material	

外装材の状況

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options	Text Options
D5 Windows						
D51 The	/windows	/are	/a mixture of	/... [Describe] /and /...[Describe]		
D52 The	/frame/frames /detailing /openings /jointing /seals /mastic sealant /cill/cills /secondary /sealed unit /double glazing /glazing /leaded light /panes /closing mechanisms /sash cords /...[Describe]	/to the /in particular to the /around the ○ ○ ○	... [Describe]	/is /are /has /have	/rotten /rusting /damaged by wood-boring insect /loose /incomplete /missing /will not open /worn /draughty /cracked /broken /bowing /stained /failed /misted /damaged	

外部建具の状況

Headings	Introductory Text	Text Options	Text Options	Text Options	Text Options	Text Options
E3 Inside walls, partitions and plasterwork						
E31 The	/ internal walls and partitions	/are	/of /a mixture of	/... [Describe] /and /...[Describe]		
E32 The	/internal wall /internal walls /partition /partitions /internal finishes /plaster /timber /panelling /boarding /wall tiling /...[Describe]	/to the /in particular to the ○	/... [Describe] ○	/is /are /affected by	/cracked /hollow /damp /distorted /uneven /unstable /inadequately supported /loose /incomplete /missing /leaning /damaged /... /... /... /...	

内壁の状況

Home
Inspectorは、
大学、専門
学校などの
単位取得で
認定(NVQ
4)



住宅検査者によ
る調査

販売者による説明



Home
Information Pack

I could not inspect the [property feature], because [...justification].

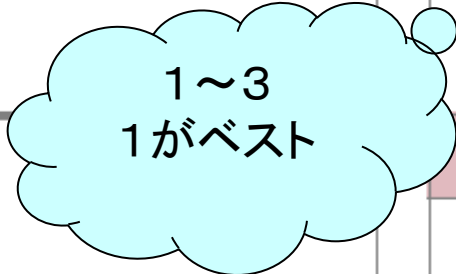
I could not inspect the [property feature], because [...justification].

D1 Chimney stacks	Rating
[Name] [Comments]	
D2 Roof coverings	Rating
[Name] ○ [Comments] ○	
D3 Rain water pipes and gutters	Rating
[Name] [Comments] ○	
D4 Main walls	Rating

The hip tiles to the west side
are cracked.
西側の隅棟瓦にひびが入っ
ています。

I could not inspect the [property feature], because [...justification].
I could not inspect the [property feature], because [...justification].

E1. Roof structure		Rating
[Name] [Comments]		<input type="radio"/>
[Name] [Comments]		Rating
E2 Ceilings		Rating
[Name] [Comments]		<input type="text"/>
[Name] [Comments]		Rating
E3 Internal walls & partitions & plasterwork		Rating



- 人間ドックと同様、検査、診断、治療といったプロセスが必要。
- 健康診断書の作成ではなく、長寿のための生活指導、治療が重要である。
- SAREX版Home Condition Report作成システムでは、生活指導、治療費概算まで提案できるものになりたい。



HOME CONDITION REPORT