



# C-HOUSE

Community Delivery Co., Ltd.  
C-HOUSE new construction [10 households on 2 floors]

## SÉJOUR WIT セジュール ウィット

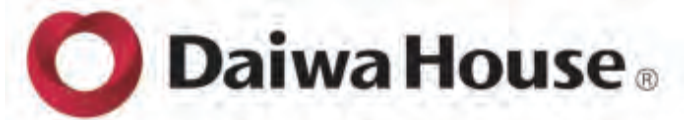
You can see the HP from the WEB or QR.

Community Delivery Co.,Ltd.

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株式会社 コミュニティデリバリー  
Community Delivery Co.,Ltd.





# SÉJOUR WIT

セジュール ウィット



株式会社 コミュニティデリバリー  
Community Delivery Co.,Ltd.



Unit	Occupied area
106・206	45.45 m <sup>2</sup>
105・205	45.23 m <sup>2</sup>
103・203	45.19 m <sup>2</sup>
102・202	45.16 m <sup>2</sup>
101・201	47.08 m <sup>2</sup>



# SÉJOUR WIT

セジュール ウィット

 Daiwa House®



株式会社 コミュニティデリバリー  
Community Delivery Co.,Ltd.



Southeast image perspective

The rendering of the completed perspective is just an image, and there are some parts that are different from the actual ones.





Community Delivery Co.,Ltd.

# SÉJOUR WIT

セジュール ウィット



Northeast completion image

The rendering of the completed perspective is just an image, and there are some parts that are different from the actual ones.



Supports the load applied to the skeleton by safety. We consider the foundation to be the basis of the building, and secure the strength with our own foundation construction method.

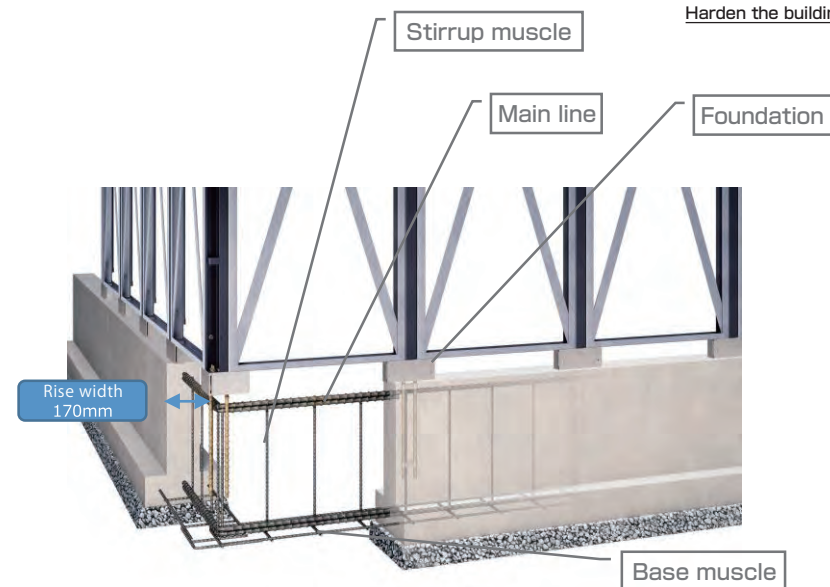
## Basics

Roofs exposed to strong ultraviolet rays and wind and rain are required to have various performances such as waterproof and weather resistance.

## roof

### Basics

Researching a reliable foundation structure that supports the entire building  
With a continuous cloth foundation with a rising width of 170 mm  
Resists subsidence



### Frame

Horizontal brace that reliably transmits the horizontal force applied to the building to the load-bearing panel  
A skeleton that is resistant to both pitch and roll of earthquakes

Lighten the building → Light steel structure

Harden the building → Triple combined system

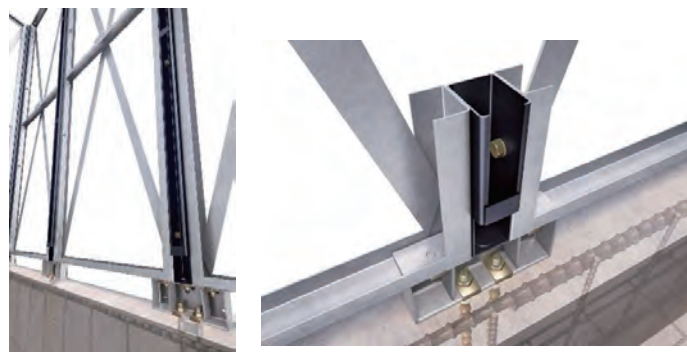
Brace system

#### Triple combined system

We have independently developed a "triple combined system" with a three-piece integrated structure that integrates the framework pillars, which are the important skeleton of the building, by sandwiching them from both sides with two panel frames. The structure is a combination of frame columns and load-bearing panels.

#### Brace system

Earthquake shaking, typhoons, etc. The horizontal load is received by a load-bearing panel with built-in brace braces and the force applied to the building is dispersed. The brace and panel frame are made of steel, which is also used for skyscrapers.



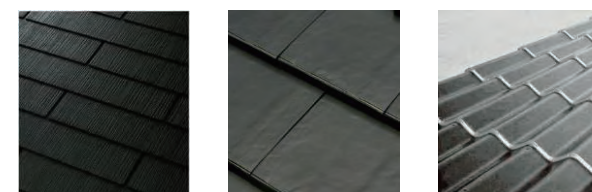
### Roofing material / roof structure

To prevent deterioration due to strong UV rays  
Uses 3-layer slate roof tiles

Using cement and special minerals as the main raw materials, using a dry manufacturing method Perform autocrepe curing, Uses a high-density, high-strength base material. It keeps a deep and beautiful appearance for a long time.

※We also offer the use of pottery tiles and metal tiles.

A three-layer slate roof tile is used to prevent deterioration due to strong ultraviolet rays.



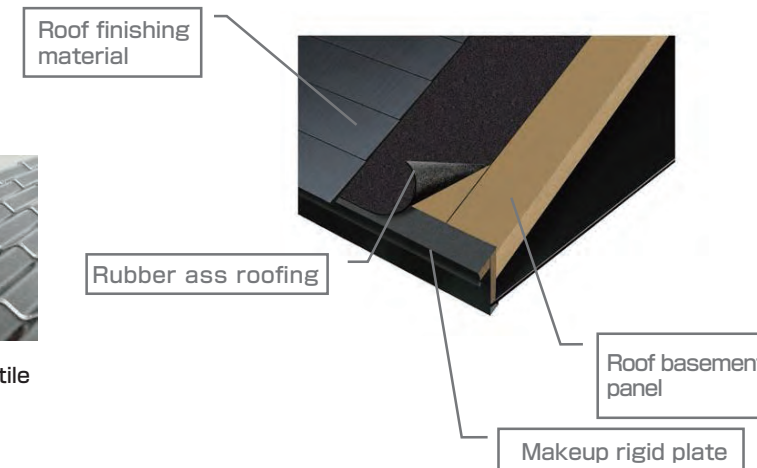
Slate roof tile

Pottery tile

Metal roof tile

For perfect waterproofness  
Developed preset roofing

Preset rubber ass roofing on the roof panel  
Developed a panel. This prevents rainwater from entering during construction.  
We are trying to prevent it.



The outer wall that protects our lives pursues higher fire resistance, heat insulation, sound insulation, weather resistance, and durability.

## outer wall

Sound insulation performance, which is directly linked to the satisfaction of residents, is an important point in apartment buildings.

## Insulation performance

### DCSystem wall

The outer wall panel is manufactured at our factory, and the outer wall material with the original pattern (wall: dynamic ceramic wall)  
+ High-performance glass wool + Aluminum-deposited heat-reflecting film + Gypsum board "System wall"

### Fireproof

Researching a unique multi-layer structure, Minimize the damage caused by burning from the neighbor's house.

### Insulation.

Has high heat insulation performance  
Uses high-performance insulation.

### Sound insulation

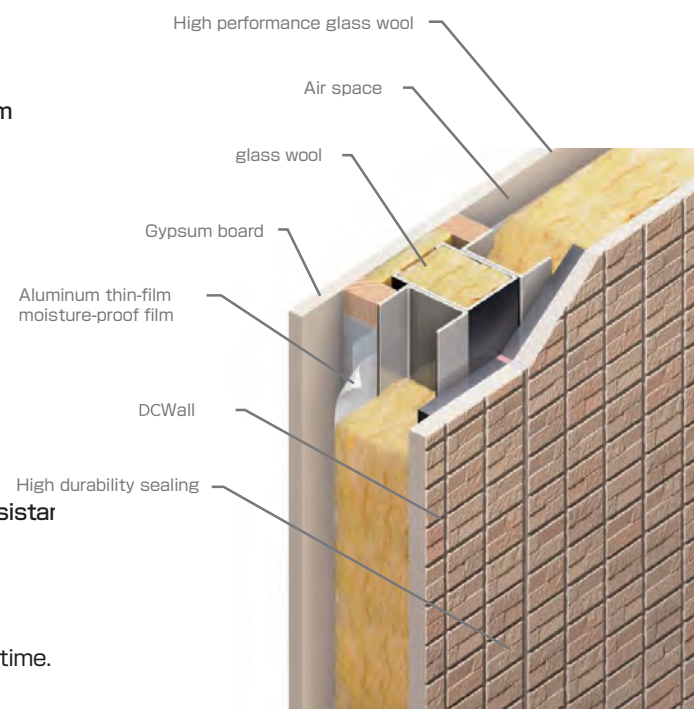
A multi-layered DC system wall blocks external sound.

### Weather resistance

It is autoclaved and has excellent weather resistar DC wall

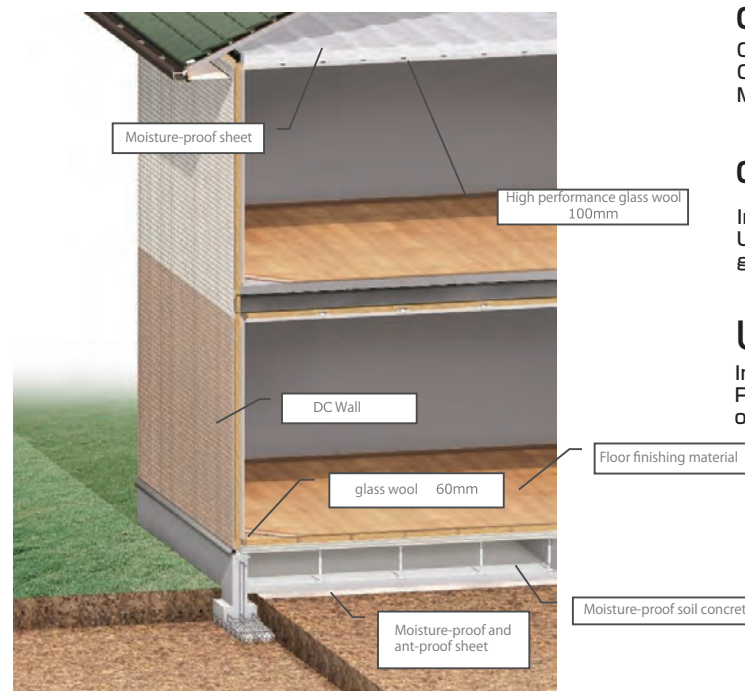
### Durable

Uses a highly durable sealing that can be expected to be waterproof for a long period of time.



### High insulation of the entire building

The ceiling, outer wall, underfloor, and openings are totally heat-insulated.



### ceiling

On the ceiling  
Constructed high-performance glass wool.  
Maintains excellent heat insulation effect.

### outer wall

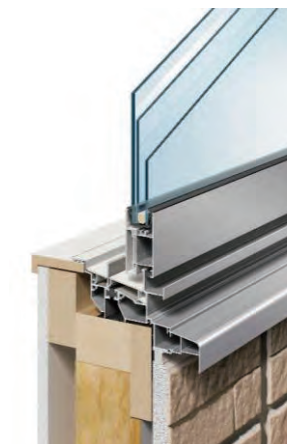
Insulation is about 9% higher,  
Uses high-performance (fine fiber) glass wool.

### Underfloor

Insulation is preset on the floor panel  
Prevents heat from flowing in and out from under the floor.

### Insulation of the opening

At sash, we research materials and structures with high heat insulation performance.  
Corresponds to the inflow and outflow of heat.



### Aluminum resin composite heat insulating sash

For openings such as windows and doors where heat flows in and out, the standard is an original sash that has improved heat insulation performance by combining aluminum and resin with a sash frame.



You can choose according to the people you live in, and you will continue to be loved by the people you live in

NATURAL

Wrapped in the warmth of wood  
Comfortable space  
"Universal style"  
For residents of your choice



NATURAL  
Color coordinate



SIMPLE

Dyed in the color of  
the inhabitants  
Neutral space  
"Self-ness"  
For residents who cherish

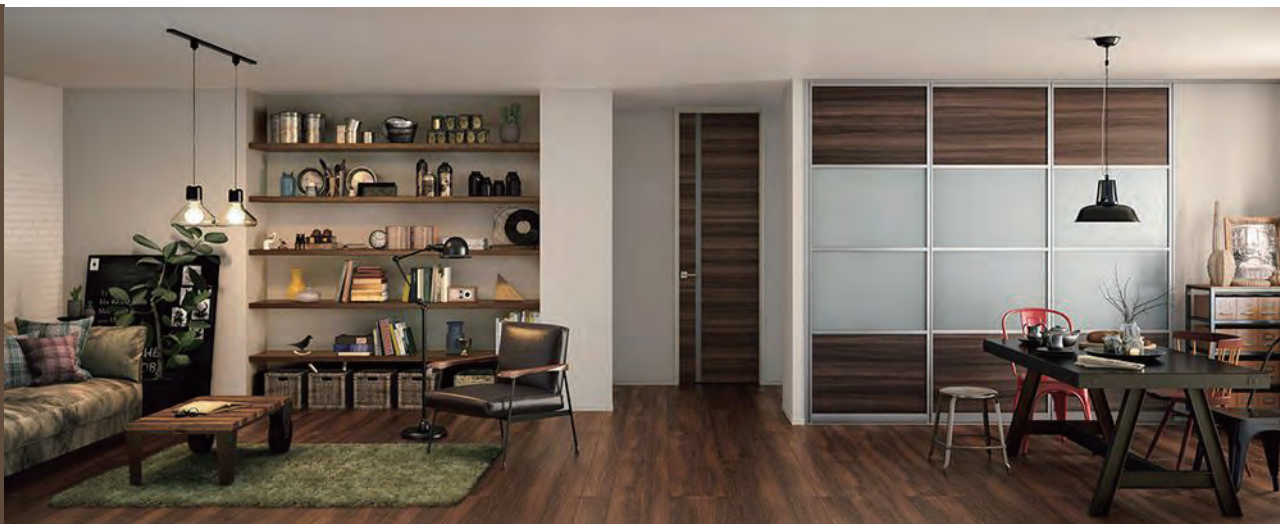


SIMPLE  
Color coordinate



URBAN

There is an urban scent  
Neo-classical space  
I like "a calm space"  
For residents of



URBAN  
Color  
coordinate





■ L1500mm specification



■ Door color standard use

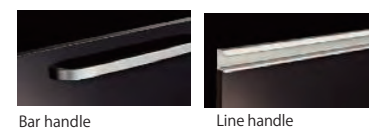
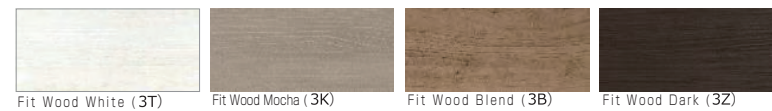
Brilliant series



グロスシリーズ



フィットウッドシリーズ



Bar handle

Line handle

Storage space

Drawer storage

Compared to conventional hinged doors, this storage greatly reduces the actions of putting in and out, such as crouching and looking for the back. Since the dead space at your feet can be effectively used, stock items and infrequently used tools can be stored neatly.



A movable bar that partitions the interior, allowing you to adjust the partition position back and forth according to the size of the seasoning and cooking utensils. In addition, it can be pulled out all the way and can be taken in and out smoothly.



Swing door storage

The interior of the cabinet is a tall space with no partitions, so you can easily store tall bottles, large pots, and cooking utensils.



Range food



Thin sirocco fan  
W750mm(silver)

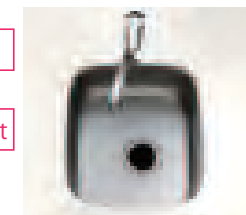


Stainless sink

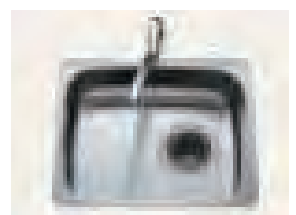
A silent sink detergent basket that reduces the temperature of the water on the bottom is standard equipment to improve work efficiency.

Quiet sink

Detergent basket



W360×D410mm  
(W1200)



W530×D410mm  
(W1500)

Stove

1IH+1Radiant  
Black top  
top surface operation





1116mm specification



Nagomi line bathtub

① Large curve form and easy-to-grasp bathtub edge



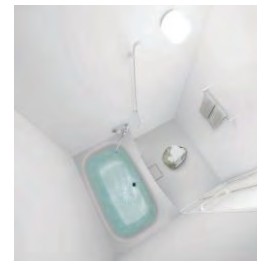
The edge in the center of the bathtub is thin, so the edge Grab and enter and exit the bathtub in a stable posture You can.

② Large storage space that is easy to reach and put in and out



There is a storage space on the side of the bathtub where you can store three large bottles, and the inside of the bathroom is neat and tidy.

③ Floor / bathtub integrated molding Non-slip on the bottom of the bathtub



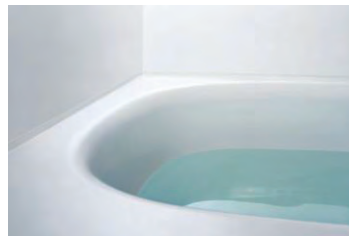
Because there are no seams that are easy to get dirty Easy to clean. Bottom of the bathtub is an uneven pattern that makes it difficult to slip is.

④ Large lounge where you can sit

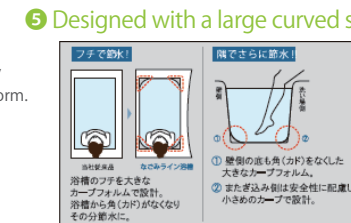


Out in a stable posture while sitting wide on the edge You can enter. Ikyu to enjoy footbaths and long baths Also on the bench

⑤ The edge of the bathtub has a large curved shape



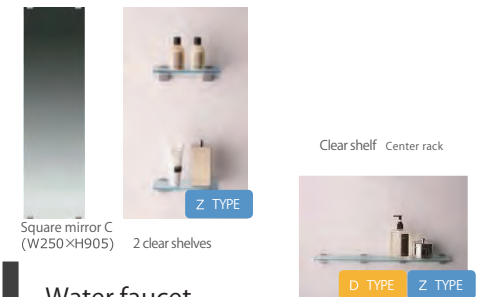
Considering the fit between the body and the bathtub, the edge inside the bathtub is composed of a large R form. There is plenty of space around one side, so you can put your elbows on it or leave your head to relax in a natural way.



⑤ Designed with a large curved shape in every corner of the bathtub

A spacious and large R form is also applied to the corner of the bathtub. It is a bathtub that is friendly to both people and people, and is expected to improve the feeling of bathing and save water.

Mirror / storage shelf

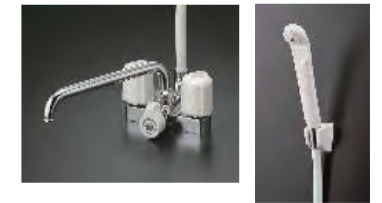


Square mirror C (W250×H905) 2 clear shelves

Clear shelf Center rack

D TYPE Z TYPE

Water faucet



Combined deck 2 handle shower faucet (white)

Bathroom vanity W600



Single lever shower faucet

Approximately 5 °C tilt

Because it is a mirror with an angle at an angle. Easy to bring your face closer like a table mirror. It's easier to make up.

Color



Door: White



Bathroom: White

7 pockets that can be used in various ways



A total of 7 storage spaces have been secured on the left, right, and center. The central tray of utterstock is the perfect space for temporary storage of glasses, hair bands, etc.



toilet

A new material toilet bowl that makes daily care easier.



With heated toilet seat

It is a simple type shower toilet equipped with basic functions.



Paper winder

Towel rack

キレイ便座

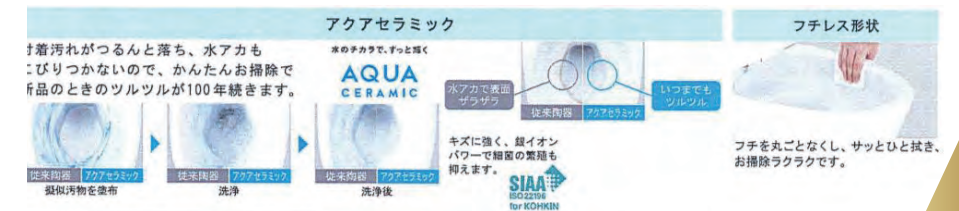
汚れが入りやすい箇所がなく、さらに便座裏は防汚素材で汚れてもさっと拭き、お掃除ラクラク。

本体スライド着脱

本体をカンタンに遊離できて、便器とのすき間がカンタンにお掃除できます。

女性専用「レディスノズル」

レディスノズルは、おしりとは別の女性専用「レディスノズル」。女性にやさしい安心・清潔設計。

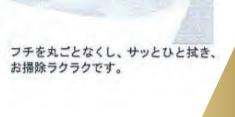
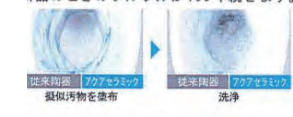


アクアセラミック

付着汚れがつると落ち、水アカもこびりつかないので、かんたんお掃除で用品のときのツルツルが100年続きます。

フチレス形状

フチを丸ごとなくし、サッと拭き、お掃除ラクラクです。







 **C-HOUSE**

**Community Delivery Co., Ltd.**  
Life independence support service and C-HOUSE management



**Community Delivery Co., Ltd.**



**Daiwa House®**



## Next-generation serviced housing



It is a house with next-generation services, which is a set of the community-based service "Cordeli Service" that we provide independently. The property constructed by this project is called "C-HOUSE".

## Regional-specific original service "Cordeli service"

### Supporting local lifelines by supporting life, food, and housing.

Cordeli Service is developing services that support the lives of local residents, such as living support, cooking and delivery of meals, shopping agency, etc., from our bases all over Japan.



## Reasons for moving in safely and living comfortably

### Codeli service monitoring service Monthly 18,500 円~

As a condition of moving in to C-HOUSE, you have subscribed to the Cordeli service. Through the provision of services, the support staff will visit you every day and visit you. We will carry out a Mimamori service.



### House cleaning

We will clean your room once a week.



### Shopping service

We will do your shopping for you once a week.



### Food delivery

We will deliver meals once a day.

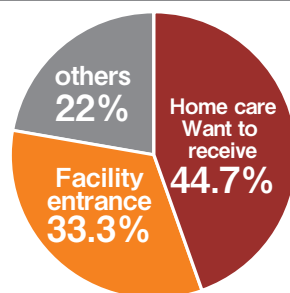
\*Subscription to the Cordeli service is a condition for moving in to C-HOUSE. The above charges are basic charges when you move in and may vary depending on the number of properties and services, individual special contracts, etc.

## The need for C-HOUSE in modern times

### Choosing a new home to suit the times

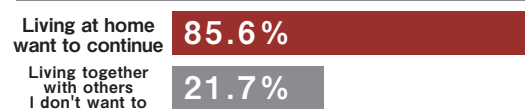
According to the opinion poll of the Cabinet Office, 44.7% of the respondents answered that they would like to receive long-term care at home, and 85.6% answered that they would like to continue living at home. However, for those who have difficulty getting help from their families, even if they are still fine, they currently have no choice but to use facilities such as elderly housing with care.

About the place to receive long-term care

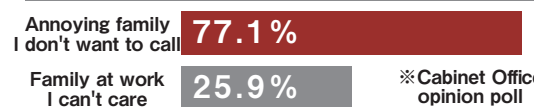


For those who can lead an independent life with a little help and their families, C-HOUSE, which can receive living support without entering facilities such as an elderly home, will be a new retirement option.

Why you want to receive long-term care at home



Reasons for wanting to enter the facility



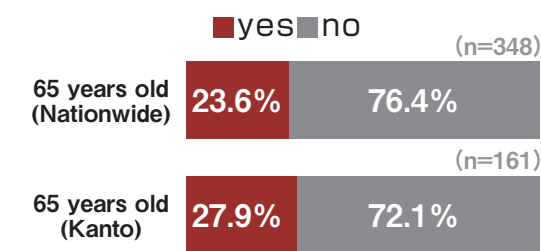
※Cabinet Office opinion poll

## Contributing to the community through C-HOUSE management

### Why C-HOUSE management now

Currently, while it is touted as a super-aging society, more than 23% (8.5 million) of the senior generation aged 65 and over have been denied real estate leasing contracts. C-HOUSE provides residents with community-based lifestyle support services, where local cordelis visit directly every day to confirm their safety. Therefore, C-HOUSE management is a business that achieves both stable yields and regional contributions by suppressing real estate management risks and adding value to properties.

### Business that contributes to the region while ensuring stable yields



※ R65 quote "Problems that make it difficult for people aged 65 and over to rent rental housing"

Percentage of seniors who have been denied occupancy



Both local contribution and stable income



**POINT 01**

**Residents are confirmed in advance before the construction of C-HOUSE.**

With our unique community-based services, local governments and regions cooperate with corporations and support groups. Pre-registered applicants for moving Residents will be confirmed in advance from "C-HOUSE BANK".



**POINT 02**

**Cordeli fully supports the management and operation of the property.**

Thorough condition of properties and tenants through daily patrols and visits and manage. Create an environment that can respond quickly to urgent requests. As a result, owners can concentrate on real estate management only.



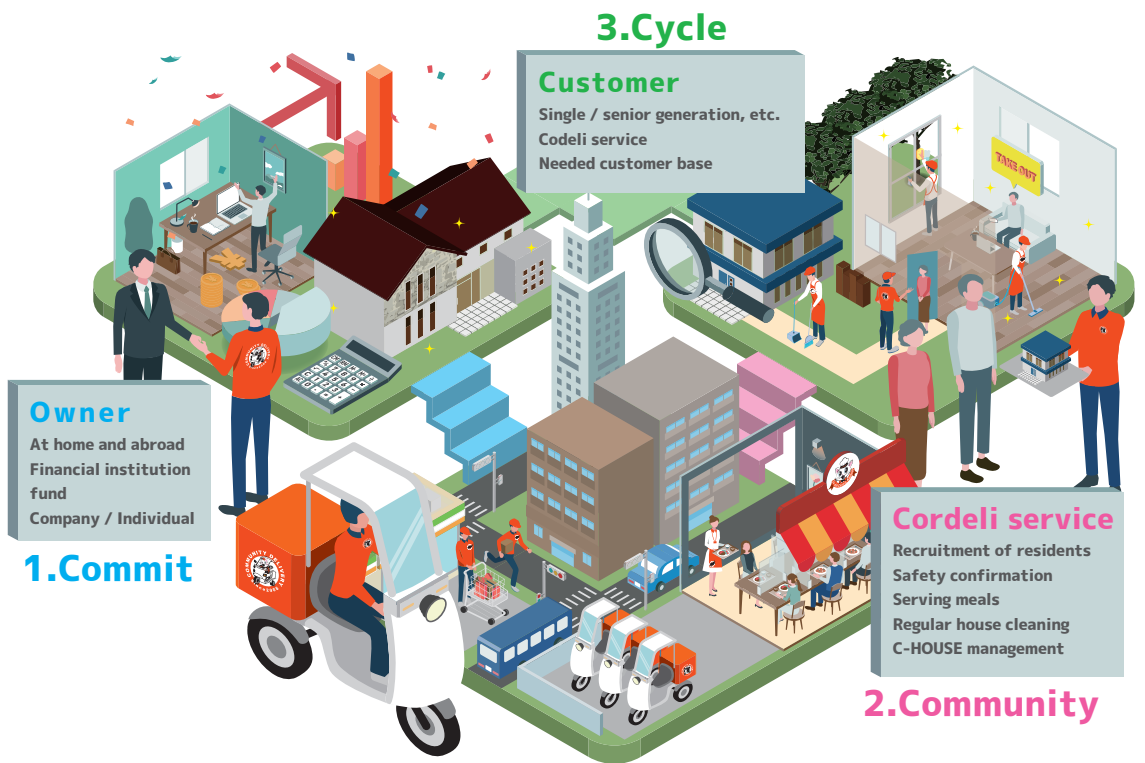
**POINT 03**

**Residents and their families can live with peace of mind.**

With Koderi's independence support service, you can live alone. Even the silver generation can live comfortably and with peace of mind. [Cordination services such as meals, house cleaning, and watching visits are available.]



**Virtuous circle profit system-Three "C"-**



**About C-HOUSE BANK**

**By confirming the resident in advance, Minimize real estate management risk**

C-HOUSE BANK is a data bank registered by those who wish to move in or move out of customers who use our unique community-based services in collaboration with local governments, corporations, and support groups. Cordeli Housing utilizes C-HOUSE BANK to confirm the occupants in advance. Even if you use a loan from a financial institution, you can rest assured that you will be able to secure full occupancy and secure profits from the start by using C-HOUSE BANK.

**Mechanism to secure profit from the start**



The difference between rent income and loan repayment is it will be the owner's income as it is.

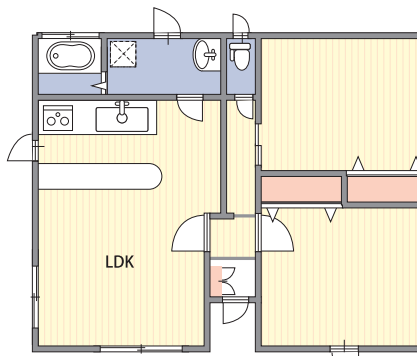
\* 1 The monthly repayment amount varies depending on the loan conditions.  
\* 2 Rent income will be earned after the move-in is started after the construction is completed.

**C-HOUSE management plan (example)**

Annual rent income 3.6 million yen (yield 8% ~)

Construction cost 38-42 million yen  
※4 When the unit price per tsubo is 800-1.1 million yen ※External construction cost is not included  
Rent income 1 room 75,000 yen / month → 4 rooms x 75,000 yen = 300,000 yen / month  
※Construction costs may vary depending on land costs, location, etc.

**Moving-in fee (example: in the case of 2LDK floor plan)**



《Rent》 Total: 93,500 yen  
Breakdown: Rent: 75,000 yen,  
Cordeli service fee: 18,500 yen, Capacity: 1 (+1) people  
《Initial cost》 Total: 318,500 yen  
Breakdown: Previous rent 1 month,  
guarantee fee 1 month, security deposit 1 month,  
commission 1 month Cordeli service fee 1 month  
※ In-house loan consultation is possible  
• The initial cost may change depending on the area.

※The above occupancy conditions and floor plans may differ depending on the property.





**Community Delivery Co.,Ltd.**

**A l l o f u s e m p l o y e e s**

**F o r l o c a l g o v e r n m e n t s a n d r e s i d e n t s**

**W e s u p p o r t l i f e i n d e p e n d e n c e s u p p o r t .**

Community Delivery Co., Ltd. All employees

You can see the HP from the WEB or QR.

Community Delivery Co.,Ltd.

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