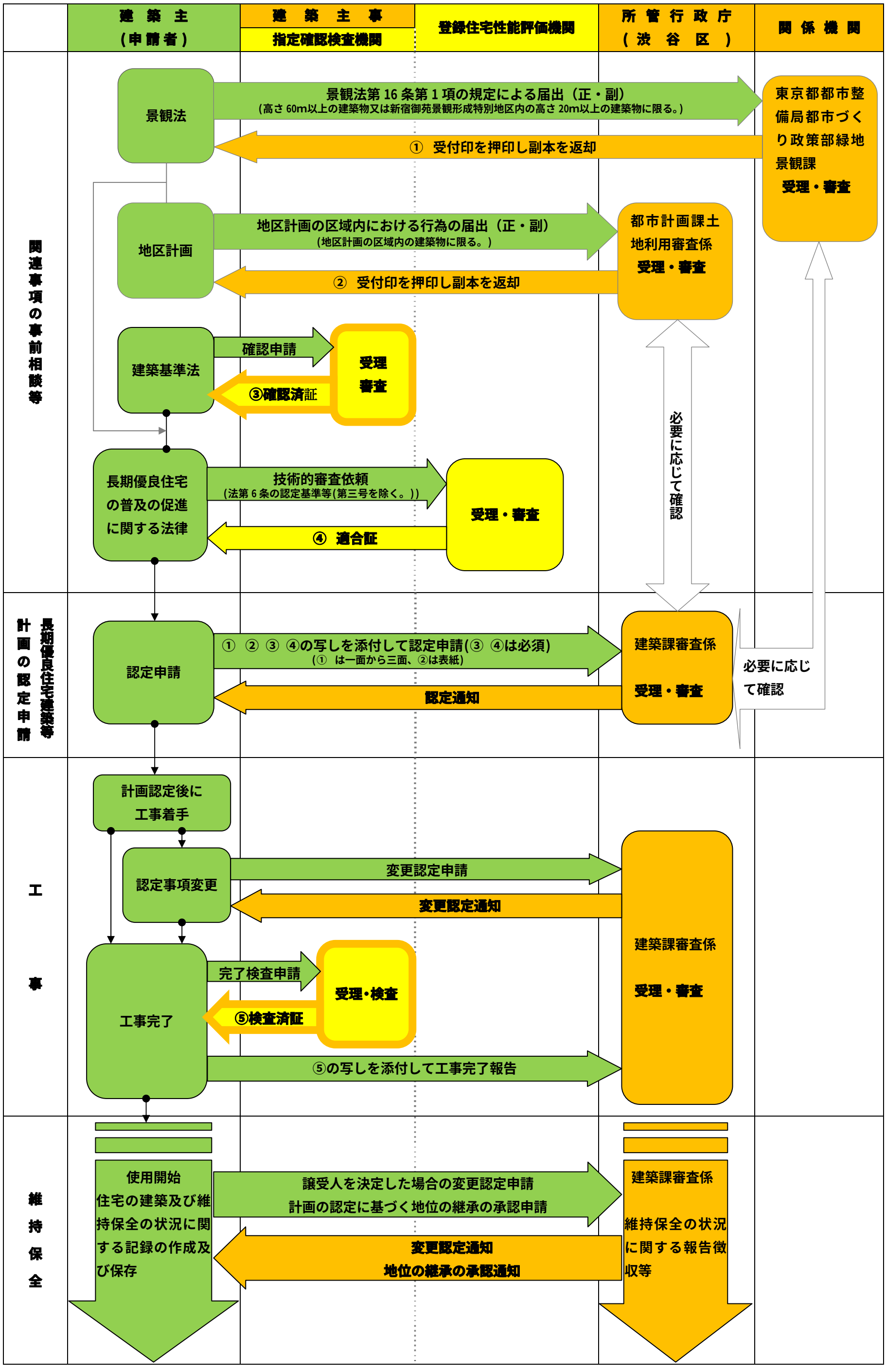渋谷区における長期優良住宅認定フロー