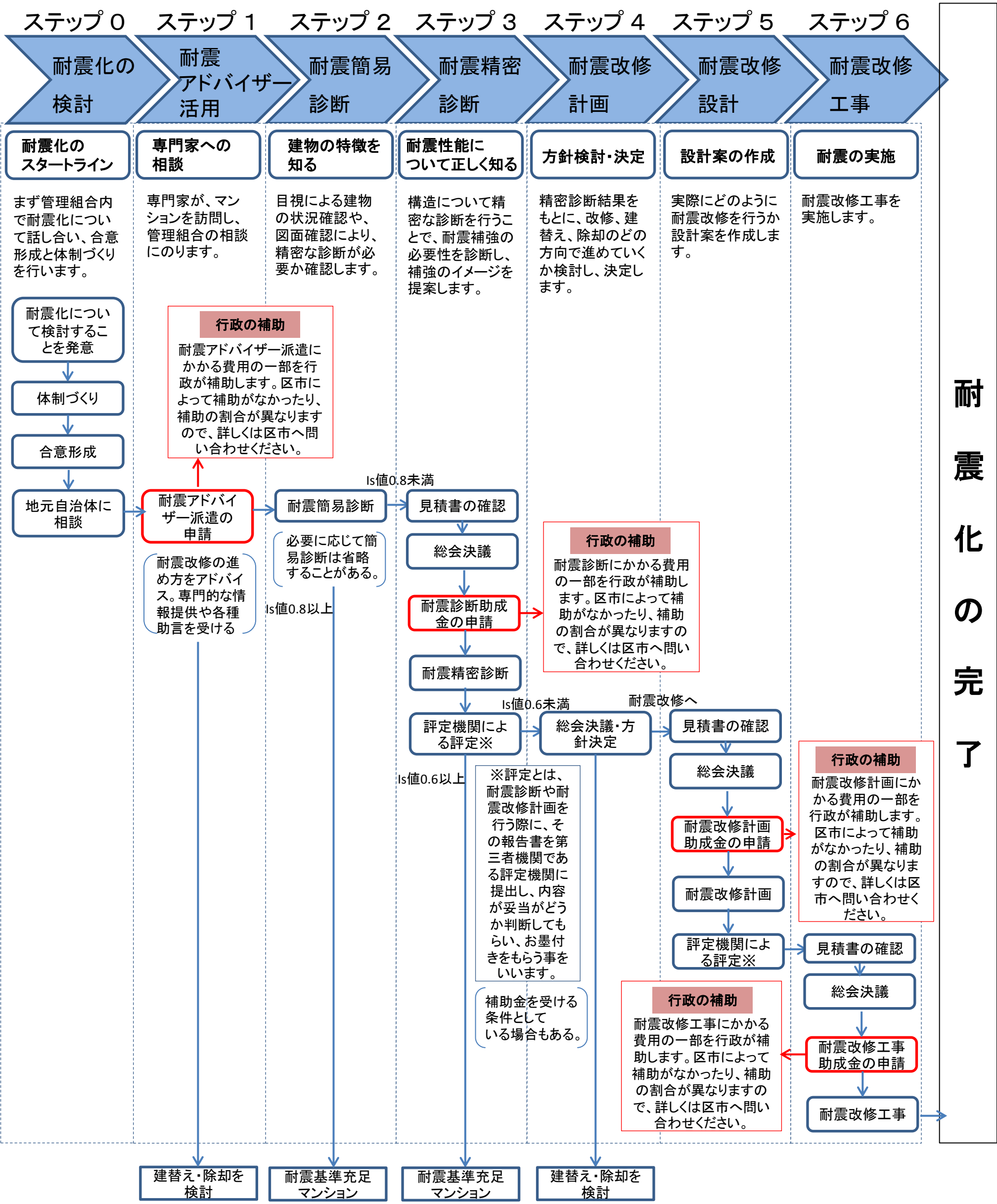マンションの耐震化の流れ