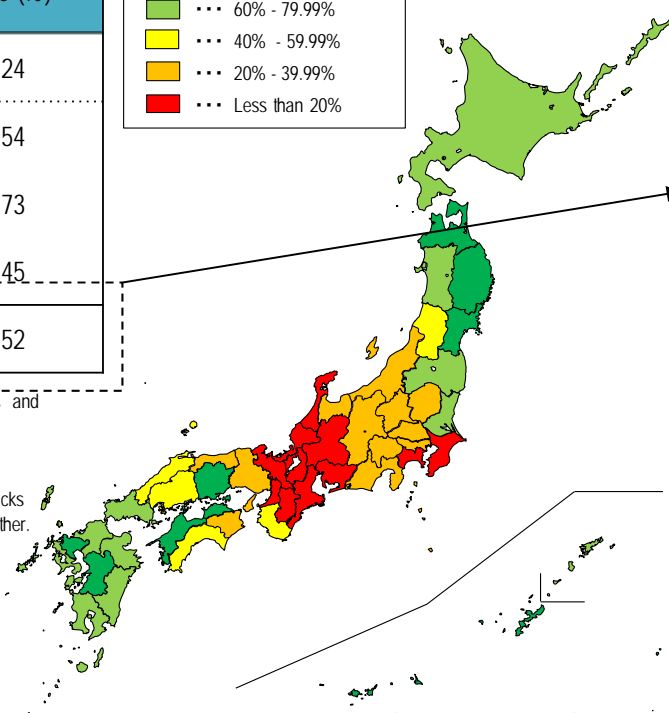
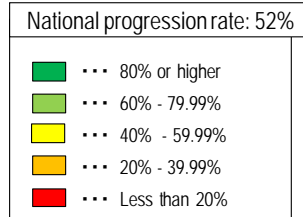


Cadastral Survey Progression Rate in Japan

(as of end of March 2017)

	Area targeted for surveying (km ²)	Area surveyed (km ²)	Progression rate (%)	
DID	12,255	2,976	24	
Non-DID	Housing	17,793	9,621	54
	Agriculture	72,058	52,783	73
	Forests	184,094	82,332	45
Total	286,200	147,712	52	



% registered
geographically accurately

- "Target area" is the area of land remaining when state-owned forests and waterways are excluded from the total national land area (377,880 km²).
- "DID" is the abbreviation of "Densely Inhabited District" and refers to areas identified as being densely populated according to national census results—Areas with populations of 5,000 or more where two national census basic unit blocks with population densities of 4,000 people/km² or more are located next to each other.

(as of end of March 2017)

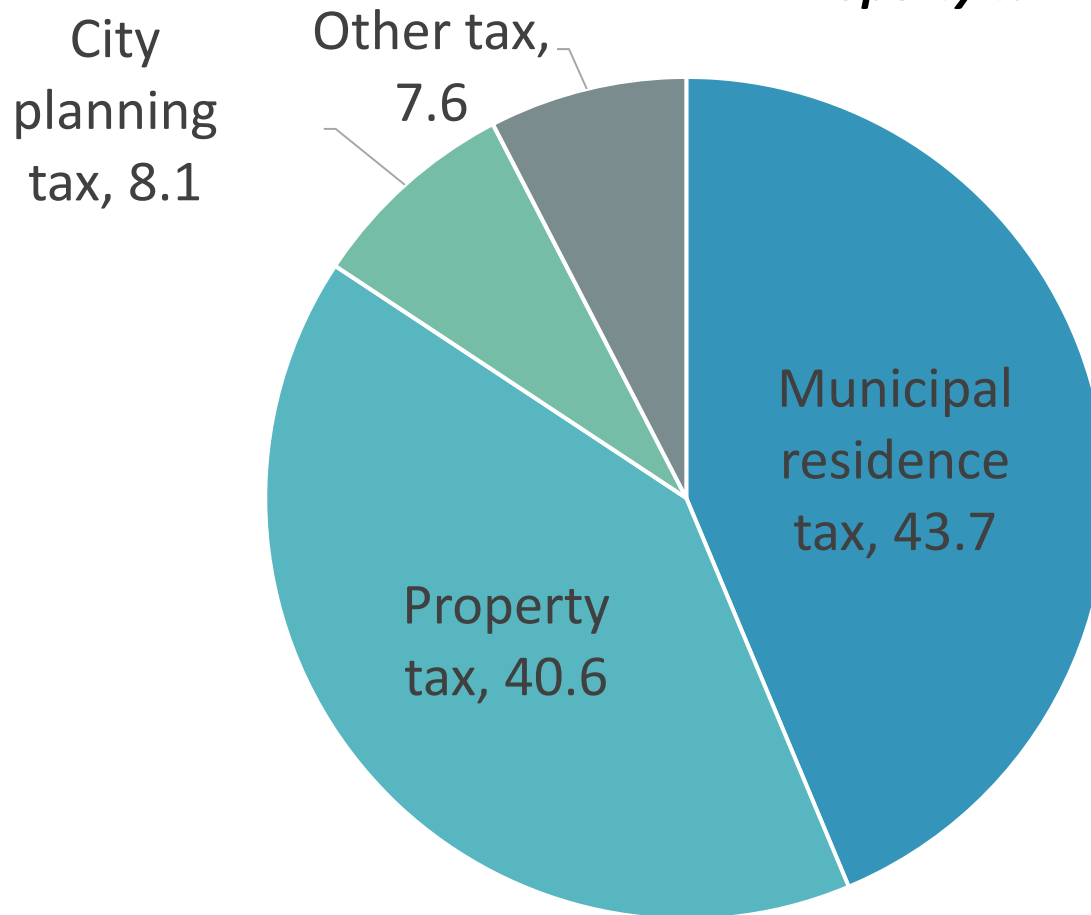
In Japan, most land IS REGISTERED. However, the **corresponding maps are geographically inaccurate** (as the Government enforced farmers to create this map in the Meiji era, people tended to map geographically map smaller to avoid high taxation).

Road map should be Step 1: Recognize land rights (around 30% average globally), Step 2: Register land rights, Step 3: Geographically map land accurately (Japan in Step 3 now).

Source: MLIT, Japan

Kobe Session: Land Administration and Taxation

Own source revenue rates at 37.3%
Property tax is non ear-marked budget



Takeaways from Kobe Session: Modernizing Land Management

- Compatibility of GIS is important – **customization is NOT recommended**. Use standard products.
- **Agreeing on a common work stream** (authorized at the higher level) is more important than adopting technology. Efficiency generated by use of IT will be undermined if different departments start using different systems (as integration downstream becomes challenging).
- **Accurate data on infrastructure allocation** is extremely important when the city is facing population decline - developing infrastructure is easier than demolishing them.

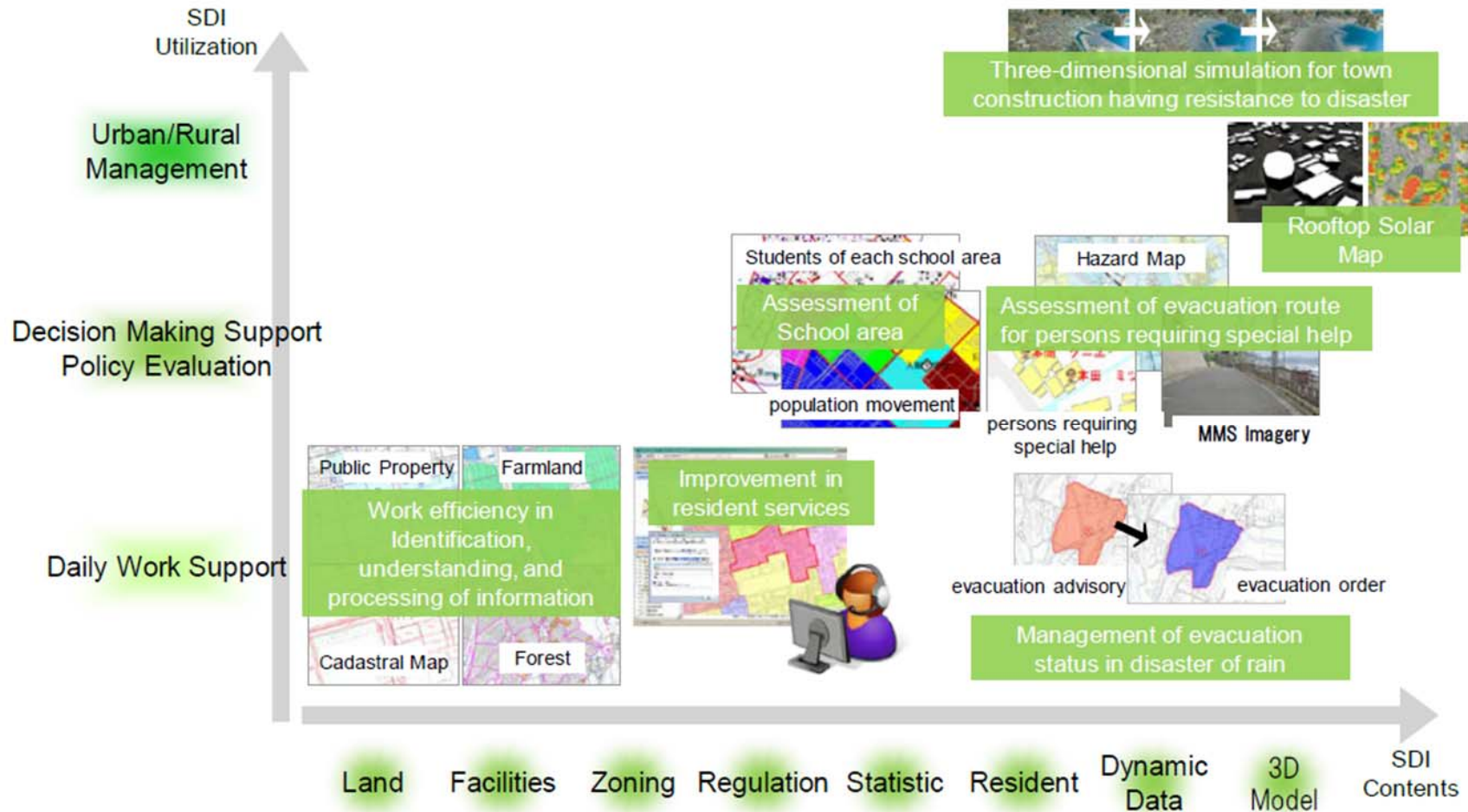
Takeaways from Kobe Session: Modernizing Land Management

- Even with the population decreasing, Japan continued to expand urban areas (planning for population shrinkage should have started when fertility rates dropped less than 2.0).
- Using GIS will be important to "plan for the shrink of cities" or where the city will retreat from development/ renewal. Some indicators to look at are: population distribution, cultural heritage, income distribution, land values, etc. Strategizing and prioritizing areas, and retreating from the rest (attracting and detracting development).

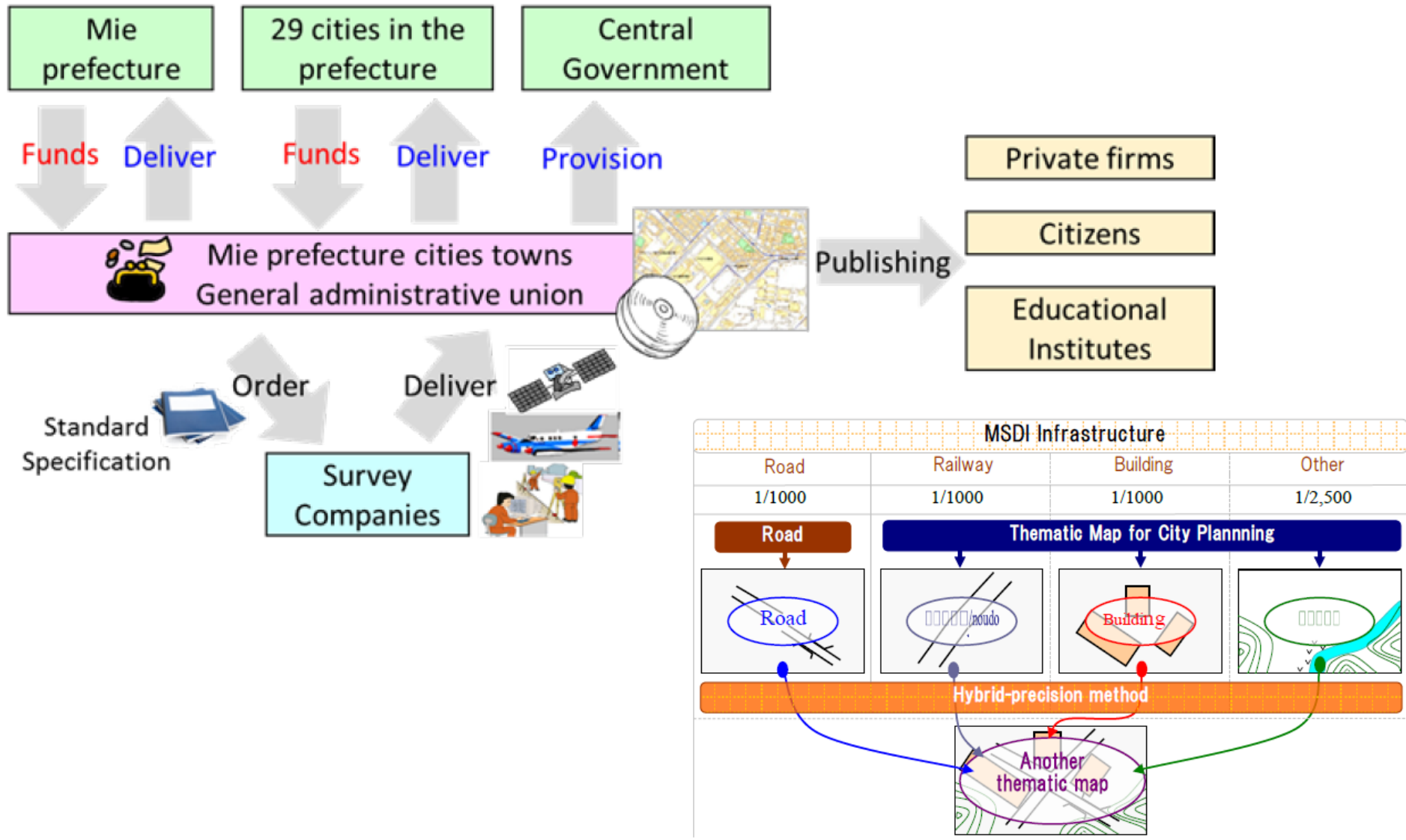
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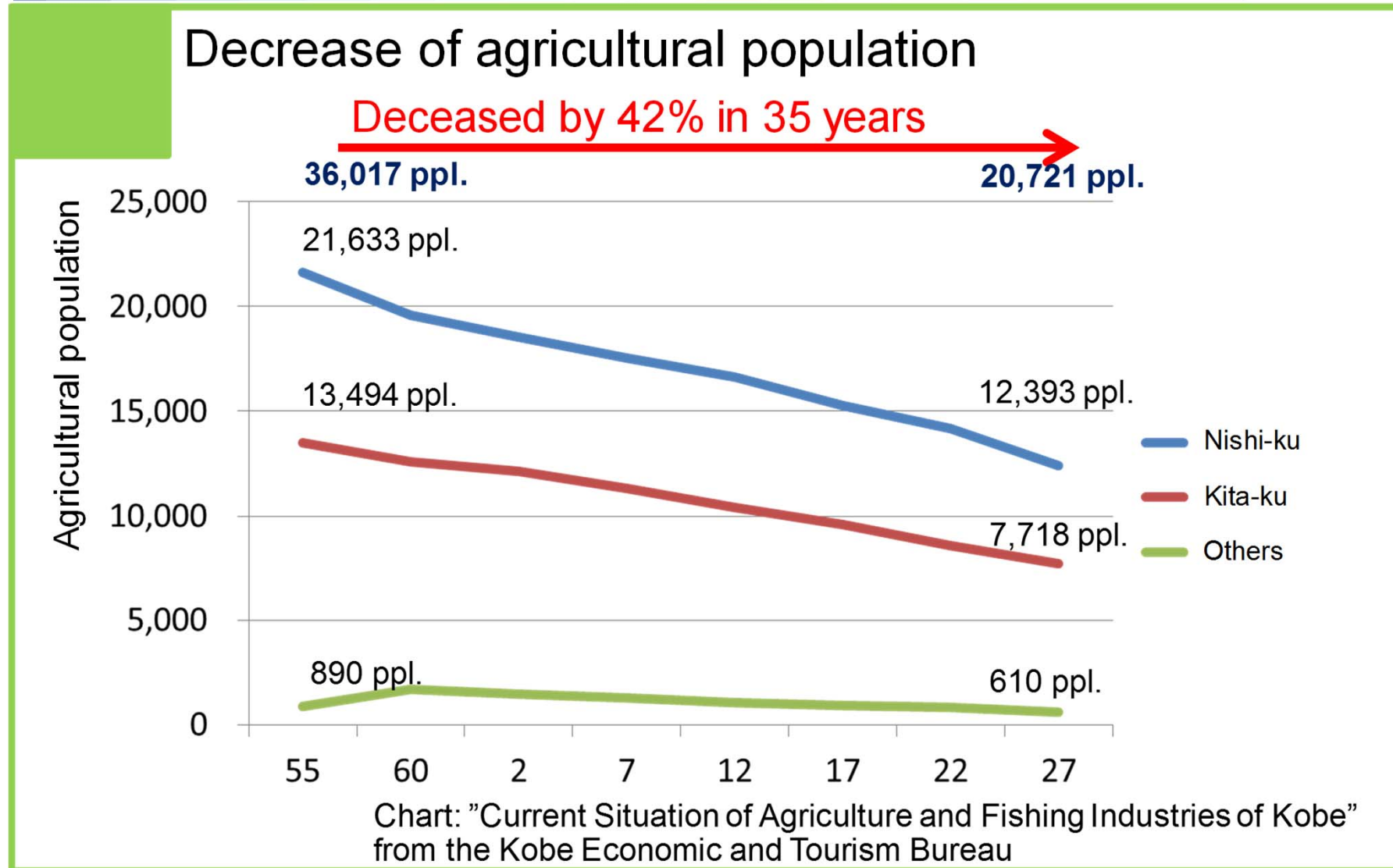
Spatial Data Infrastructure Development in Japanese Cities



Spatial Data Infrastructure Development in Japanese Cities



Takeaways from Kobe session: Development in Urbanization Control Areas



Takeaways from Kobe session: Development in Urbanization Control Areas

Urban residents who want to settle in rural areas

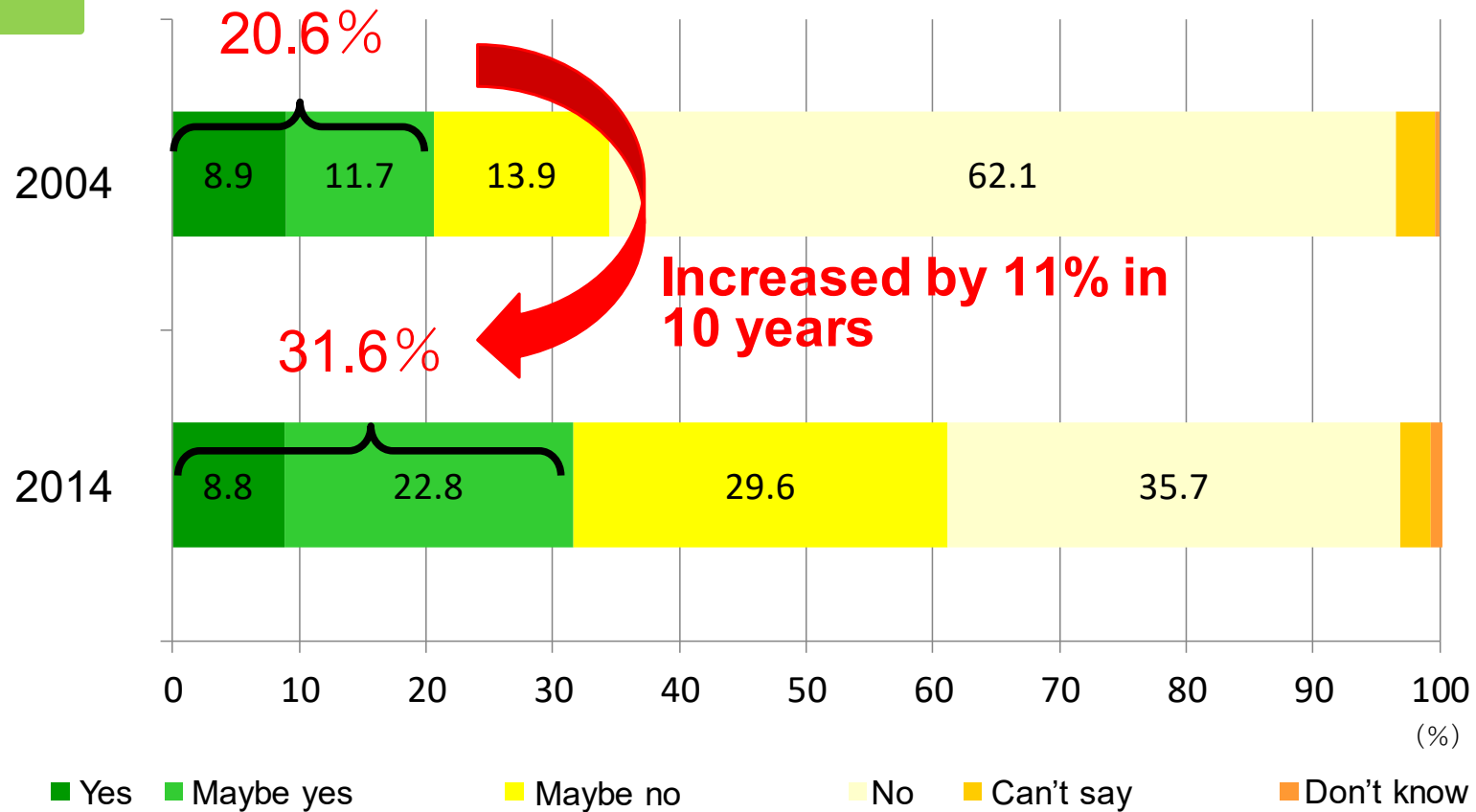
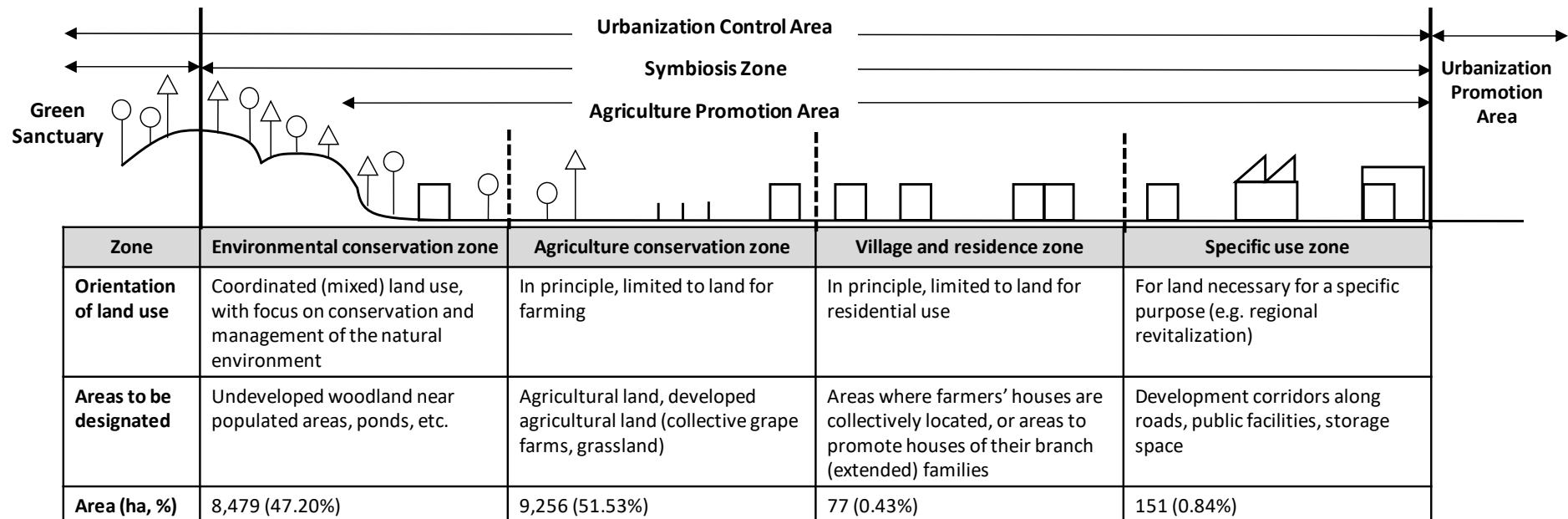


Chart: "2014 Opinion poll" by Cabinet Office

Takeaways from Kobe Session: Ordinance on Special Zoning in Urbanization Promotion Areas (Kobe)



- Zoning ordinance unique to Kobe City (overlay to conventional land use zones stipulated nationwide)
- Residents can self-designate use zones, based on community discussions and consultation processes

Reference: Tax System in Japan

