

Japan's Land Policies

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History and roles of land policies

○The 2016 New Direction of Land Policies (2016)
 Planning Division, Land Policy Subcommittee of the National Land Council

Examination of land policies to support economic growth while promoting proper and schematic land uses as the society faces serious population decrease

Establishment of New National Spatial Strategies and Priority Plan for Social Infrastructure Development (2015)

○Mid-to-long-term vision of land policies (2009)
 Planning Division, Land Policy Subcommittee of the National Land Council

(Background) Low birthrate and increasing senior population, changes in conditions such as globalization, decreasing land value

The organization of the direction of policies to increase the value of using real estate properties

○Restructuring of land policies (2005)
 Planning Division, Land Policy Subcommittee of the National Land Council

(Background) Overcoming asset deflation based on the sign that the land value is hitting the bottom, and moving on to the next step from measures to solve quantitative problems of the growth period

The organization of the direction of policies for the promotion of proper land use and the development of transparent and efficient land market

○Guideline for promoting new comprehensive land policies (Cabinet decision in 1997)

(Background) Increased number of low or no use of lands linked to bad debts, shift from lowering land value to effective use of land

The organization of comprehensive policies such as the effective use of land and promoting land transactions

○Guideline for promoting new comprehensive land policies (Cabinet decision in 1991)

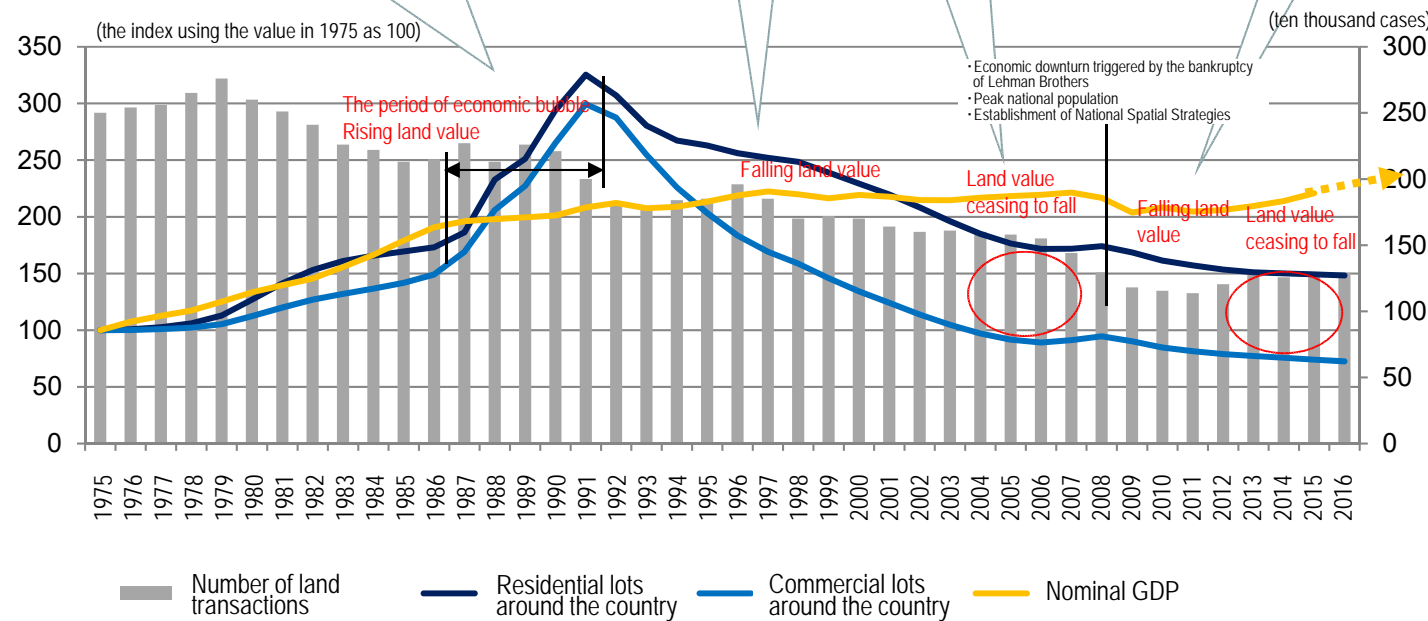
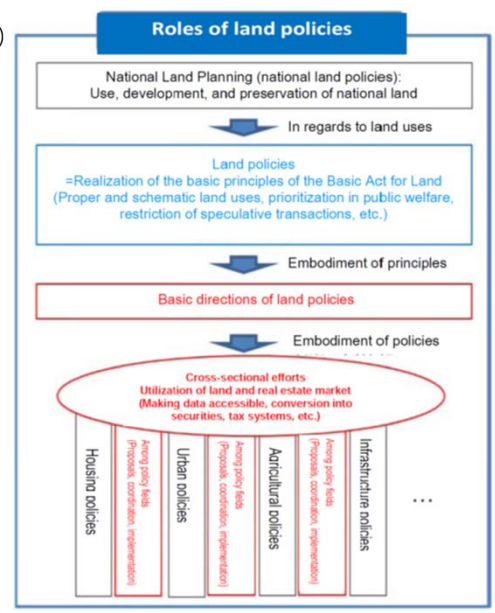
(Background) Prevention of speculative transactions and the shattering of land myths

The arrangement of overall policies including the dispersion of urban and industrial functions, restrictions of land transactions, and the promotion of the supply of housing and residential lots

○Establishment of the Basic Act for Land (1989)

(Background) The rise of land value during the economic bubble

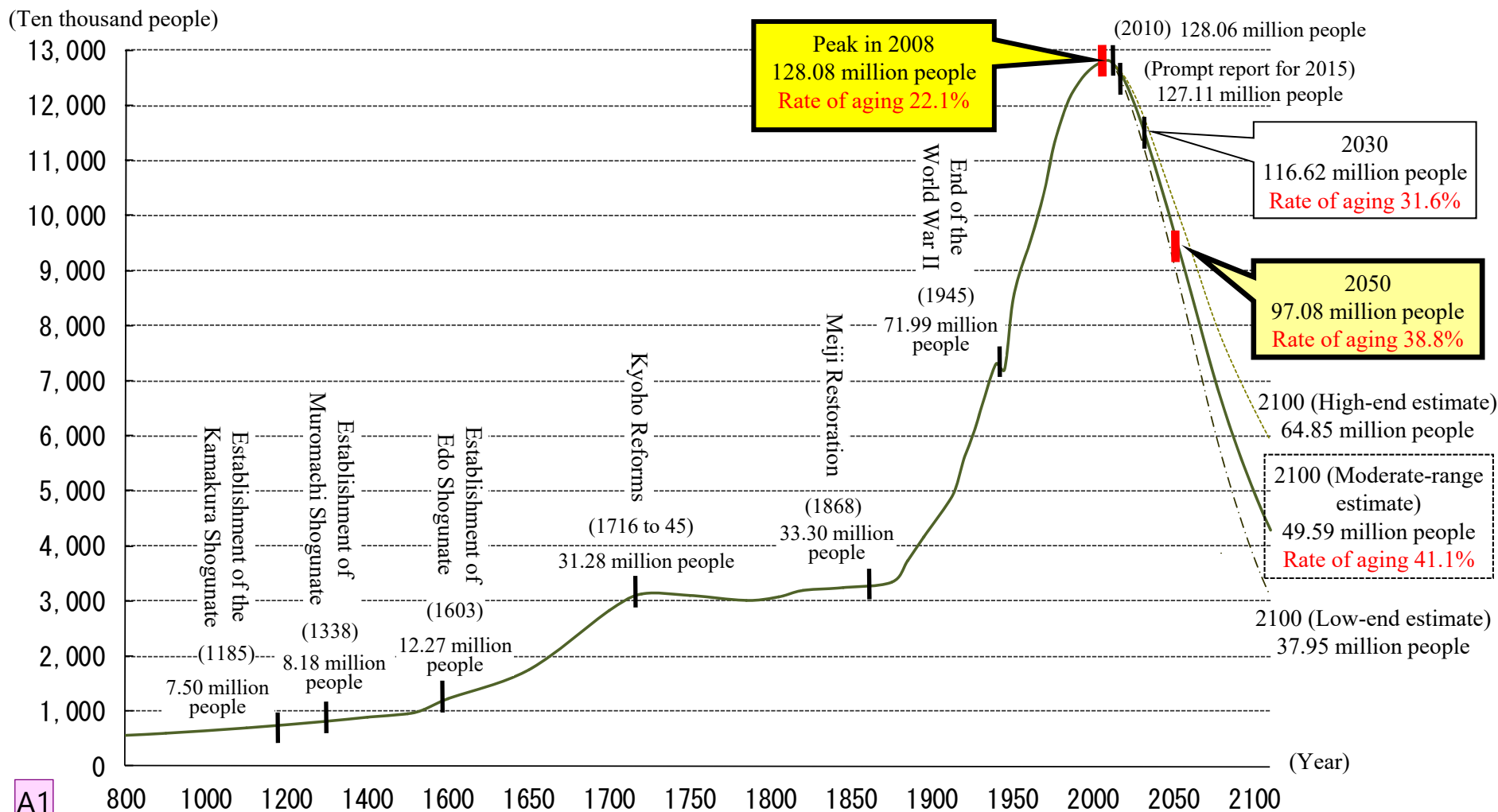
Provisions including prioritizing in public welfare upon using land, basic philosophy of proper land use, and responsibilities of the national government, local governments, businesses, and citizens



(Source) Public Announcement of Land Values by Ministry of Land, Infrastructure, Transport and Tourism, National Economic Counting by Cabinet Office, and Monthly Report on Judicial Statistics by Ministry of Justice

Long-term transition of total population in Japan

○ After peaking in 2008, the total population of Japan will return to the level of about 100 years ago (the later Meiji period) in over 100 years. This change is extremely sharp decrease with no parallel even in terms of millennia.



A1

(Source) The Long-term Analysis of Population Distribution of Japan (1974) by National Land Agency

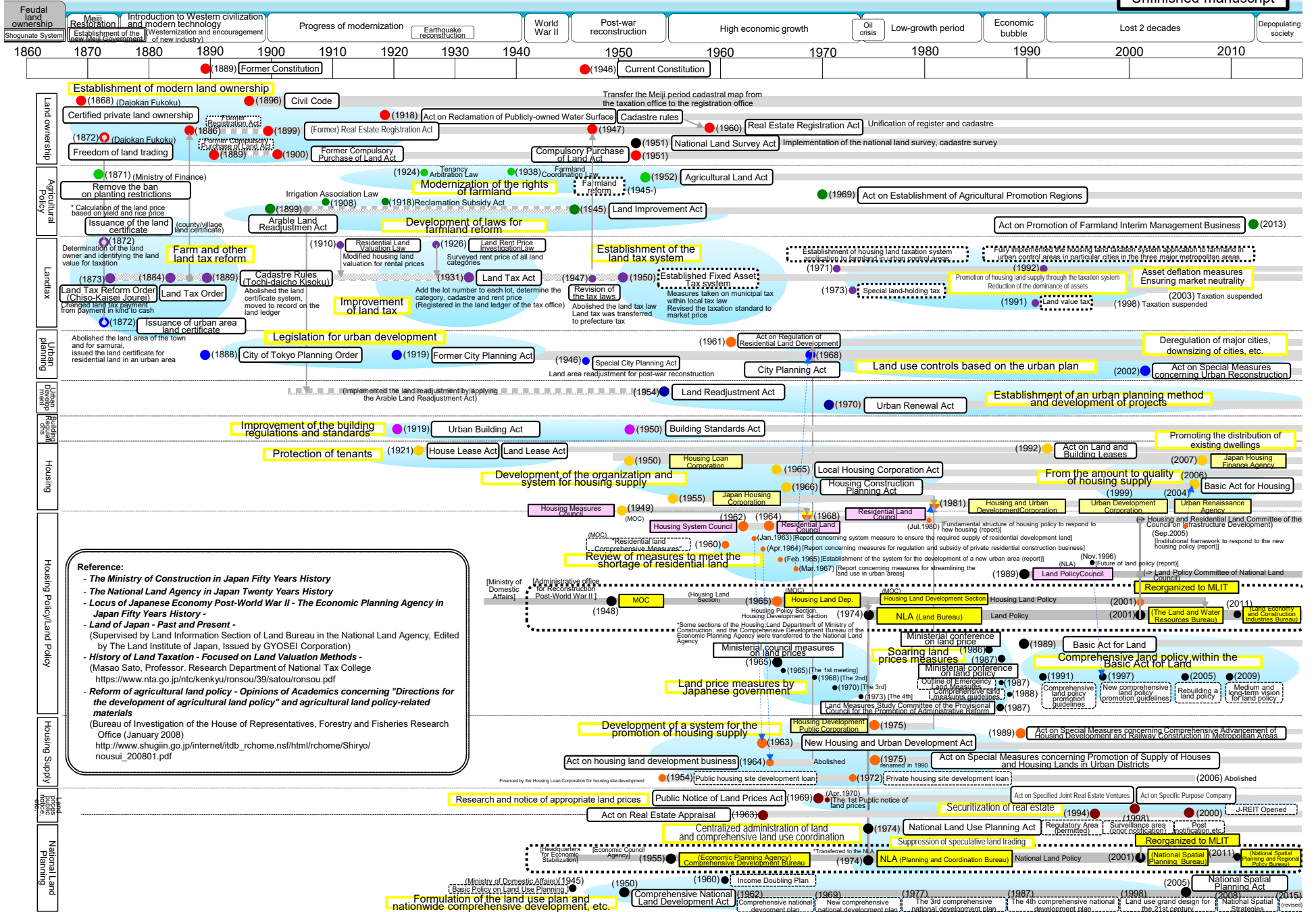
(Note) For data after 1920: Compiled using date in the National Census Report, the Annual Report of Population Estimates, and the Supplementary Estimated Population by the National Census Results in 2005 and 2010 by Ministry of Internal Affairs and Communications, and the Population Projections for Japan (January 2012) by National Institute of Population and Social Security Research.

Slide 3

A1 出典の各資料名称について、「」内の文字列通りで英語の正式名称を調査しましたが、どれも特定できませんでした。参考資料の訳を流用するか、原文にあわせて訳出しております。

作成者, 11/6/2017

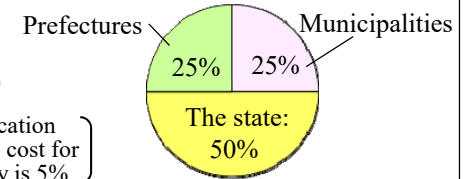
Evolution of land use and related policies in Japan



What is cadastral survey?

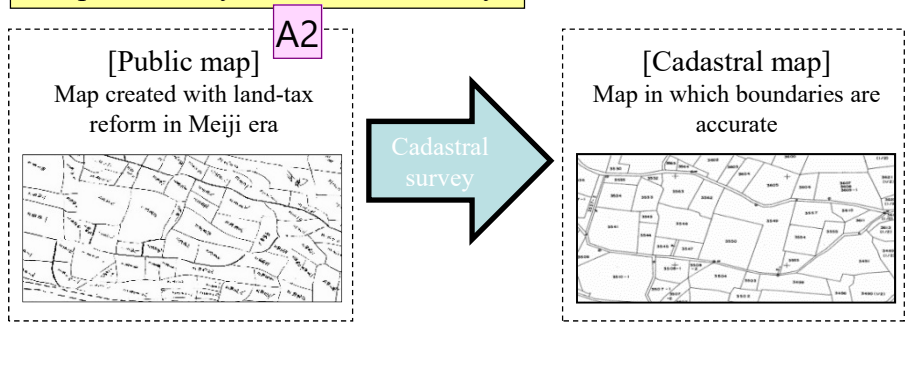
- Survey boundaries and areas by parcels of land
- Based on the National Land Survey Act
- Results will be sent to the register office, be used to revise the registry book, and become a map provided in the register office
- Main implementation bodies are municipalities

[Share of financing of the cadastral survey cost]
(If implemented by municipalities)

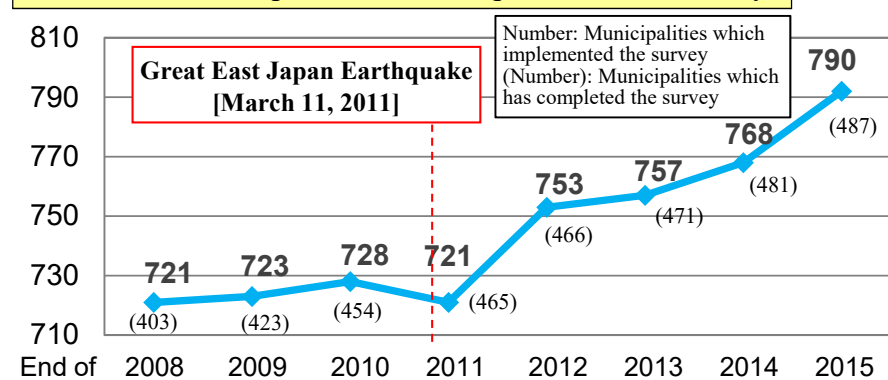


Because of the special tax allocation measure, the actual burden of the cost for each prefecture and municipality is 5%

Map created by the cadastral survey



Number of municipalities which implemented the survey



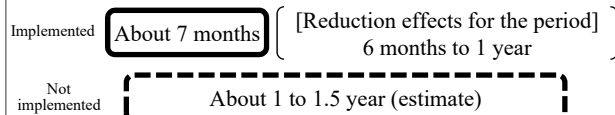
Major effects of the cadastral survey

By implementing the cadastral survey and clarifying accurate basic information of the lands (boundaries, areas, etc.), various effects will be generated

Promotion of prior disaster prevention measure, acceleration of the disaster recovery/restoration

- As disasters including earthquake and heavy rain occur frequently, disaster prevention measures need to be promoted
- Post-disaster recovery and restoration of lifelines and roads become imperative
- If the cadastral survey has already been implemented, confirmation of the land boundaries will be smoothly conducted, so the project period will be significantly shortened

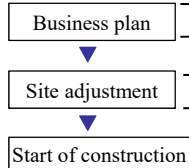
Example of a case where the period were reduced in the project to promote collective relocation for disaster prevention (Shimomasuda district in Natori City, Miyagi Prefecture)



Facilitation of infrastructure development

- Site adjustment relating to project area is necessary in infrastructure development
- If the cadastral survey has already been implemented, lands to be obstacles for business can be found in advance, so a business project with reduced site risk can be developed and site can be adjusted smoothly

Major process of infrastructure development



By clarifying accurate basic information of the lands;

- 1) Business project with reduced site risk can be developed
- 2) Troubles with land owners relating to boundaries of lands during site adjustment will be reduced, so the period can be shortened

Promotion of private urban development

- In urban areas, there are many persons concerned and relations of right are congested; therefore the boundary survey tends to take a longer period
- If the cadastral survey has already been implemented, persons concerned will be easily agree and private urban development will be smoothly done

[Example of a private development project that took a long period of time]

At Roppongi Hills, the cadastral survey had not been implemented
⇒ It took 4 years for the boundary survey on about 400 parcels of land



Slide 5

A2 参考資料では「公図」の訳が「cadastral map」になっておりましたが、今回のスライドでは「地籍図」という言葉が出てきて、「地籍図」のほうを「cadastral map」としたいため、「公図」は「public map」といたしました。

作成者, 11/6/2017

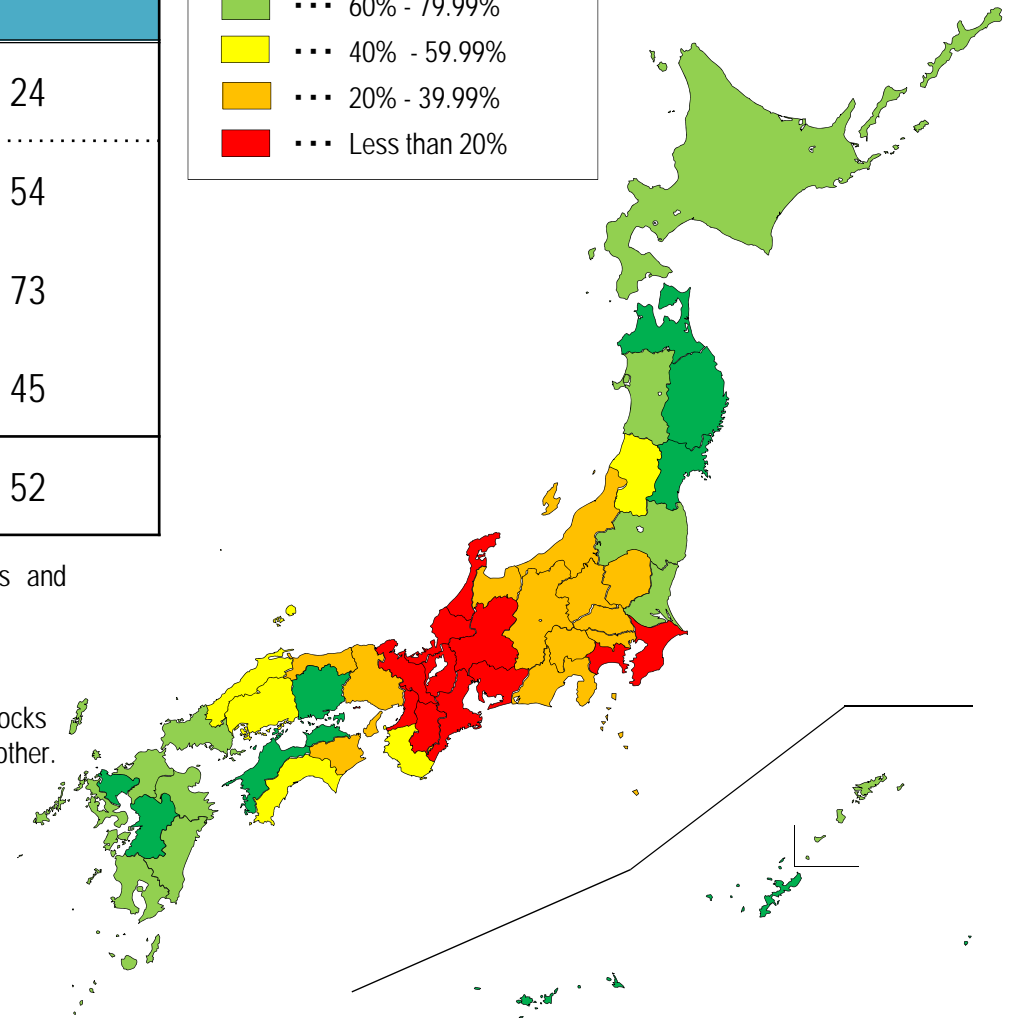
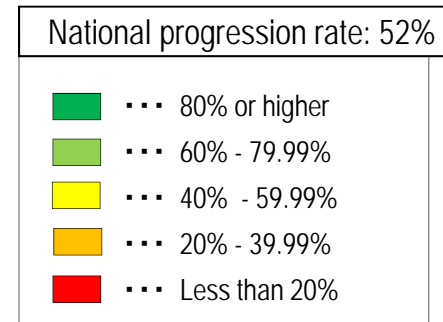
A3 3つ目の●は参考資料に同じ原文がありましたが、少々修正いたしました。

作成者, 11/7/2017

Cadastral Survey Progression Rate (Area Base)

(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



(as of end of March 2017)

- "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.

Land Price Publication

What is Land Price Publication?

- It has been implemented since 1970 under **the Land Price Publication Act**.
- The Land Appraisal Committee in the Ministry of Land, Infrastructure, Transport and Tourism determines the normal price per 1 m² as of January 1 of every year and publicizes it in the official gazette (to be officially announced on the Internet, etc.).
- For the determination, the Land Appraisal Committee selects a standard spot, requests appraisals from two or more licensed real estate appraisers, and examines/adjusts the results.
- In **the Land Price Publication in 2017**, about **2,500 appraisers (licensed real estate appraisers)** commissioned by the Land Appraisal Committee implemented the appraisal for **26,000 investigation spots nationwide**.

Role of the Land Price Publication

As a system infrastructure relevant to land prices, the Land Price Publication plays various roles

