Japan’s Land Policies

13th November, 2017
Director for Land Use Control Coordination,
Policy Planning Division,
Land Economy and Construction Industries Bureau,
Ministry of Land, Infrastructure, Transport and Tourism (MLIT)
Makoto SATO
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 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
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
- Prefectures 25% 25%
- Municipalities 25%
- The state: 50%

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
- [Public map] Map created with land-tax reform in Meiji era
- [Cadastral map] Map in which boundaries are accurate

Number of municipalities which implemented the survey
- [Great East Japan Earthquake [March 11, 2011]]
- Number: Municipalities which implemented the survey (Number)
- Number: Municipalities which has completed the survey (Number)

End of
- Implemented
- Not implemented
- [Reduction effects for the period] 6 months to 1 year
- [Example of a private development project that took a long period of time]

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 period project 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)
- Implemented: About 7 months
- Not implemented: About 1 to 1.5 year (estimate)

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
- Business plan
- Site adjustment
- Start of construction

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
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

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)

<table>
<thead>
<tr>
<th>Area targeted for surveying (km²)</th>
<th>Area surveyed (km²)</th>
<th>Progression rate (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DID</td>
<td>12,255</td>
<td>2,976</td>
</tr>
<tr>
<td>Non-DID</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing</td>
<td>17,793</td>
<td>9,621</td>
</tr>
<tr>
<td>Agriculture</td>
<td>72,058</td>
<td>52,783</td>
</tr>
<tr>
<td>Forests</td>
<td>184,094</td>
<td>82,332</td>
</tr>
<tr>
<td>Total</td>
<td>286,200</td>
<td>147,712</td>
</tr>
</tbody>
</table>

National progression rate: 52%

- **80% or higher**
- **60% - 79.99%**
- **40% - 59.99%**
- **20% - 39.99%**
- **Less than 20%**

“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.
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**

- **General Land Transaction**
  - By publicizing a Normal Price of a standard spot, it will become an index for the general land transaction price

- **Real Estate Appraisal**
  - A standard in determining the real estate appraisal value

- **Assessment for Taxation**
  - Assessment for inheritance tax → Use 80% of the public announcement price as an indication
  - Assessment for real estate tax → Use 70% of the public announcement price as an indication

- **Acquisition of a Public Project Site**
  - The standard in calculating the acquisition price of the public project site

- **Economic Index**
  - The land price volatility is used as an important economic index

- **Financial Institutions, Etc.**
  - Appraisal of the borrower’s real estate subject to a collateral
  - Fair market valuation of the company's own real estate