Cadastral Survey Progression Rate in Japan

<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>Housing</td>
<td>17,793</td>
<td>9,621</td>
</tr>
<tr>
<td>Non-DID</td>
<td>72,058</td>
<td>52,783</td>
</tr>
<tr>
<td>Agriculture</td>
<td>184,094</td>
<td>82,332</td>
</tr>
<tr>
<td>Forests</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>286,200</td>
<td>147,712</td>
</tr>
</tbody>
</table>

National progression rate: 52%

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

- Municipal residence tax, 43.7%
- Property tax, 40.6%
- Other tax, 7.6%
- City planning tax, 8.1%
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).
• 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).
Spatial Data Infrastructure Development in Japanese Cities
Spatial Data Infrastructure Development in Japanese Cities
Takeaways from Kobe session: Development in Urbanization Control Areas

Decrease of agricultural population

Deceased by 42% in 35 years

Chart: "Current Situation of Agriculture and Fishing Industries of Kobe" from the Kobe Economic and Tourism Bureau
Takeaways from Kobe session: Development in Urbanization Control Areas

**Urban residents who want to settle in rural areas**

<table>
<thead>
<tr>
<th>Year</th>
<th>Yes</th>
<th>Maybe yes</th>
<th>Maybe no</th>
<th>No</th>
<th>Can't say</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>8.9</td>
<td>11.7</td>
<td>13.9</td>
<td>62.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>8.8</td>
<td>22.8</td>
<td>29.6</td>
<td>35.7</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Increased by 11% in 10 years

Chart: "2014 Opinion poll" by Cabinet Office
• 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

National tax

Direct tax
- Income tax
- Inheritance tax
- Gift tax

Indirect tax
- Consumption tax
- Alcohol tax
- Document-related stamp tax
- Vehicle weight tax
- Customs duty

Local tax

Metropolitan tax

General tax
- Metropolitan inhabitants' tax (individual)
- Enterprise tax (individual)
- Local consumption tax
- Real estate acquisition tax
- Automobile tax
- Automobile acquisition tax
- Light oil delivery tax
- Municipal inhabitants' tax (individual)
- Fixed property tax*
- Light vehicle tax
- Urban planning tax*
- National health insurance tax

Special purpose tax