



Tasks of the Bureau of Urban Development and Office for Housing Policy

The Bureau of Urban Development is in charge of a broad range of tasks related to the lives of Tokyo residents and business activities that include formulating urban development policies and housing policies, developing urban infrastructure such as roads and railways, improving built-up areas through land readjustment and urban redevelopment projects, providing guidance on housing land development and architectural structures, building and managing metropolitan housing, and handling matters concerning U.S. military facilities in Tokyo.

Taking advantage of its position as an organization undertaking a variety of tasks ranging from the planning to implementation of urban development, the Bureau will bring the insights of those on the front lines and new ways of thinking to steadily proceed with projects, and implement urban planning measures with a medium- to long-term view toward the Olympic and Paralympic Games Tokyo 2020 and beyond.

*Through reorganization of the bureaus of the Tokyo Metropolitan Government, the Office for Housing Policy was established on April 1, 2019, to further accelerate and flexibly implement TMG housing policies, including measures to respond to urgent issues, such as aging condominium buildings and vacant houses. This booklet is a provisional edition created in line with the fiscal 2018 Overview of Bureau of Urban Development Programs.



Ensuring Urban Safety and Security

5P

The Bureau will work to make Tokyo a city that is resistant to disasters such as earthquakes and floods by improving areas with close-set wooden houses, promoting the seismic retrofitting of buildings, securing evacuation areas and roads by which to evacuate, taking comprehensive flood control measures, and other initiatives.



Urban Renewal That Strengthens the City's International Competitiveness

11P

The Bureau will promote the renewal of urban functions and the creation of quality communities through efforts that include utilizing various systems for urban renewal, harnessing the full potential of the private sector, and strategically implementing projects that use metropolitan government-owned land.



Enhancing the Functions of Networks for Exchange Among People and Goods

21P

The Bureau will proceed with urban transportation policies, including strengthening infrastructure such as airports, roads, and railways, as well as taking measures for aging infrastructure. The Bureau will also promote measures for enhancing transportation nodes and developing water transport.



Creation of a Comfortable Urban Environment

28P

The Bureau will promote measures aimed at the realization of a beautiful and elegant city and the creation of a low-carbon city, including preserving and creating green spaces, beautifying the urban landscape and encouraging relevant parties to do so, and making efficient use of energy.



Achieving and Sustaining Comfortable Housing Conditions

31P

The Bureau will promote measures aimed at ensuring that citizens can live in good, comfortable housing throughout their lives, retaining and enhancing the vigor of the city, and achieving and sustaining better housing environments, including securing housing stability for the people of Tokyo, revitalizing the existing housing market, and building a stock of safe and high-quality condominiums.



Building Code Administration and Development Control

37P

The Bureau will promote the creation of a well-ordered metropolis by ensuring proper construction work and providing appropriate development guidance, based on statutory standards and regulations, such as the Building Standards Act, and regulations specific to Tokyo.



Matters Concerning U.S. Military Facilities

39P

By working for the consolidation, downscaling, and reversion of U.S. military facilities and addressing aircraft noise and other problems caused by such facilities, the Bureau will uphold safety in the daily lives of Tokyo residents and promote community development. The Bureau also aims for early realization of civil-military dual-use of Yokota Air Base.

Budgets of the Bureau of Urban Development and Office for Housing Policy

Bureau of Urban Development Budget for Fiscal 2019

Total Account: 125.5 billion yen

(Unit: 100 million yen) Figures are rounded to the nearest unit.

By project category	Infrastructure Management:	Green spaces, landscape/Measures for reservoir areas/City planning/etc.	68
	Infrastructure Development:	Road network development/Railway and other public transit development/Aviation policies/Comprehensive flood control measures/etc.	234
	Urban Area Development:	Improvement of close-set wooden housing districts/Land readjustment/Redevelopment of built-up areas/Renewal of Tama New Town/etc.	867
	Building Code Administration:	Seismic retrofitting promotion/Building guidance/etc.	86

By account category	General account	1,035
	Urban development fund account	50
	Tokyo waterfront area infrastructure development project account	21
	Urban redevelopment project account	149

Office for Housing Policy Budget for Fiscal 2019

Total Account: 209.3 billion yen

(Unit: 100 million yen) Figures are rounded to the nearest unit.

By project category	Housing Policies:	Subsidizing the supply of housing with services for the elderly/Utilization of vacant housing, promotion of existing housing liquidity/Renewal and seismic retrofitting of condominiums/etc.	353
	Metropolitan Housing:	Metropolitan housing building and management	1,740

By account category	General account	353
	Metropolitan housing and related project account	1,715
	Security money account for metropolitan housing and others	25

History of the Bureau of Urban Development

The Bureau of Urban Development was established in April 2004 through the reorganization and consolidation of the urban development divisions of the City Planning Bureau, Housing Bureau, and Construction Bureau (Urban Development Division and Tama New Town Project Division), with the aim to form an organization that could advance fast-paced urban development initiatives that reflect the insights of those on the front lines. In July 2014, the US Military Facilities Relations Division was transferred to the Bureau from the Headquarters of the Governor of Tokyo. And, to respond to urgent housing policy issues, including measures for aging condominiums and vacant housing, the Housing Policy Promotion and Metropolitan Housing Management divisions were transferred from the Bureau to launch the Office for Housing Policy in 2019.

Planning Tokyo's Urban Development

The Bureau of Urban Development has established as its main plans, the Grand Design for Urban Development, the Master Plan for City Planning, and the Master Plan for Housing, to clarify its basic policies related to future urban planning in Tokyo.

The Grand Design for Urban Development

To make Tokyo a city that can continue evolving while responding to major socioeconomic changes, including the aging and shrinking of the population, the TMG formulated the Grand Design for Urban Development in September 2017. It is an administrative plan that describes the 2040s urban vision Tokyo should pursue and basic policies and concrete measures for urban development toward the realization of the vision.

The TMG will advance urban development that lays the foundation for the realization of the “three cities” presented in the Action Plan for 2020—a safe city, diversity (diverse city), and smart city.

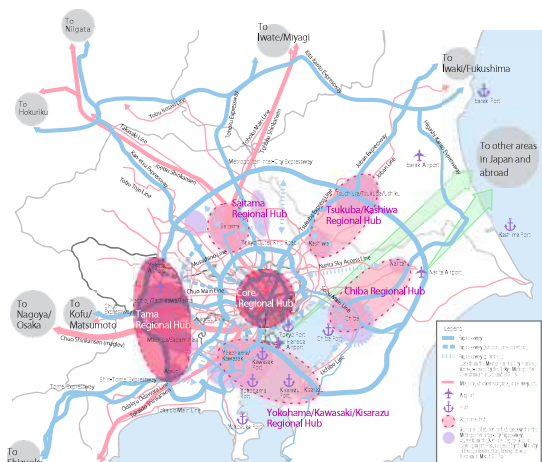
New Urban Vision Tokyo Should Pursue

(1) Goal of urban development

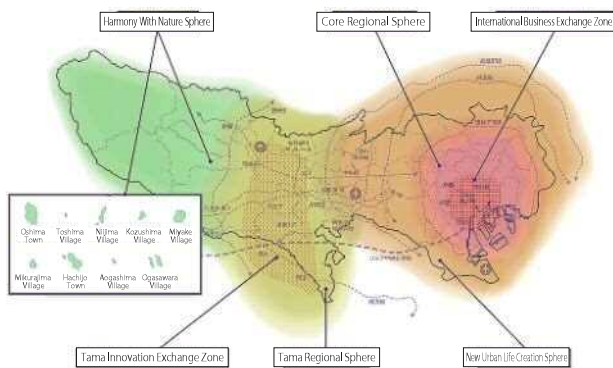
Based on the image of social conditions and Tokyo resident activities in the 2040s, as well as roles the city should play in the world and in Japan, the goal of urban development was set as “a highly developed mature city that is relaxing and full of vitality” so that Tokyo will continue to evolve in a sustainable way.

(2) Urban structure and regional spheres

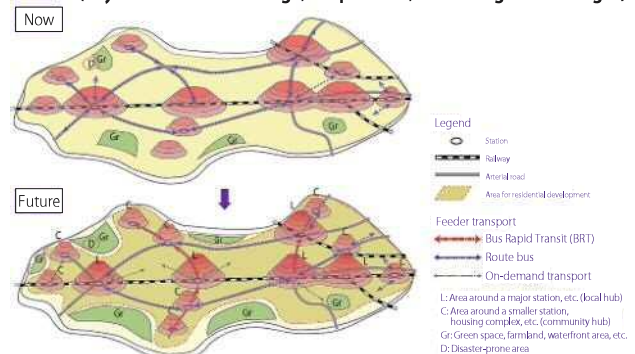
The urban structure Tokyo should pursue on a regional level as well as a local level is set forth in the plan. Four new spheres divided based on each area's characteristic features and two zones that serve as the driving force for Japan and Tokyo are also defined.



Urban structure on a regional level
(city structure for exchange, cooperation, and taking on challenges)



Four regional spheres and two zones



Urban structure on a local level (image of compact city structure)

Urban Development Strategies and Concrete Initiatives

Seven urban development strategies and policies for each strategy have been established from a cross-sectoral standpoint, which will be translated into concrete actions.

While continuing to solve various challenges faced by the city, the TMG will work to obtain the support of many, including Tokyo residents and companies, and advance initiatives toward Tokyo's bright future.

Seven Urban Development Strategies

- Strategy 1 Create hubs full of vitality that generate sustainable growth
- Strategy 2 Achieve flexible, unrestricted exchange of people, goods, and information
- Strategy 3 Build a city that addresses the risk of natural disasters and environmental issues
- Strategy 4 Build a supportive and comfortable environment for all
- Strategy 5 Realize highly convenient lifestyles and create diverse communities
- Strategy 6 Build a city with a network of beautiful seasonal greenery and water
- Strategy 7 Create new appeal through the arts, culture, and sports

Master Plan for City Planning

In fiscal 2014, the metropolitan government made revisions to its city plans in which the following four policies are stipulated. Individual city plans stipulated for city planning areas must adhere to these policies, which are outlined below.

(1) Master Plan for City Planning Areas

This plan defines the future vision of the city from a long-term perspective and the path to follow to realize that vision. It also serves as the foundation for drafting individual city plans. The metropolitan government plans to revise the current Master Plan for City Planning Areas, formulated based on the Urban Development Vision for Tokyo (revised in 2009), in order to realize the vision for Tokyo in the 2040s set forth in the Grand Design for Urban Development (formulated in 2017).

(2) Policy for Urban Redevelopment

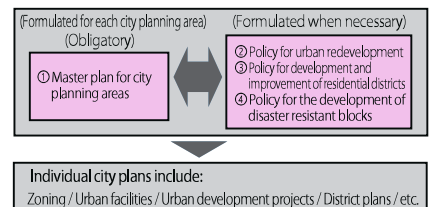
This is a master plan for offering appropriate guidance to urban redevelopment projects and systematically promoting such projects, formulated in accordance with the Urban Renewal Act.

(3) Policy for Development and Improvement of Residential Districts

This is a long-term, comprehensive master plan for the development of quality residential districts formulated in accordance with the Act for Special Measures to Promote the Supply of Housing and Housing Lands in Urban Districts.

(4) Policy for the Development of Disaster Resistant Blocks

This is a master plan which aims to develop blocks in concentrated urban areas into disaster resistant blocks, formulated in accordance with the Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas.



Conceptual Chart of the Master Plan for City Planning

Master Plan for Housing

Since the Master Plan for Housing was formulated in fiscal 1991, it has been revised every five years to develop housing policies current with the times in order to ensure that there is enough housing to allow all Tokyo citizens to enjoy comfortable lives in a good residential environment that suits the size and composition of their households.

With concerns looming over socioeconomic changes and the weakening of communities due to population decline, the TMG needs to aim to ensure housing stability for Tokyo citizens by bolstering necessary infrastructure, achieve comfortable housing conditions throughout their lives, and enhance and sustain community vibrancy and residential environment.

In order to achieve this, the new Master Plan for Housing was formulated in March 2017 (plan period: FY2016 through FY2025), based on the housing policy's basic principle of "achieving and sustaining comfortable housing conditions." The plan sets forth the following eight goals.

To achieve the eight goals, the TMG will take a comprehensive and systematic approach in implementing specific measures, while focusing on "using existing housing stock effectively," "collaborating with various stakeholders and various sectors," and "implementing policies tailored to local characteristics."

Achieving and Sustaining Comfortable Housing Conditions

Ensure comfortable housing conditions throughout the lives of Tokyo citizens

- 1 Make housing more children-friendly
- 2 Ensure housing stability for the elderly
- 3 Ensure housing stability for those requiring special consideration concerning housing
- 4 Achieve a market environment where people can choose good-quality housing with peace of mind

Enhance and sustain community vibrancy and housing environment

- 5 Build a stock of safe and good-quality condominiums
- 6 Renew apartment complexes in tandem with local area development
- 7 Ensure that residents are safe in the event of a disaster
- 8 Realize bustling and sustainable residential districts