

Cadastral Survey Projects

Outline of Cadastral Survey Projects

This project is one of the basic surveys on the national land under the National Land Survey Act (enforced in June 1, 1951), which is that to prepare the map (cadastral map) and book (cadastral book) based on the results of the surveys on the location, parcel number, land category and boundary by parcel of land, the confirmation of the land owner recorded in the registry under the Real Property Registration Act, and the boundary and area measurements.

For example, in execution of development activities such as road construction and expansion, and farm and residential land readjustment, developers are to conduct investigation for verification of the land owners, categories, areas and boundaries that is required for the purpose of preliminary survey. These basic documents will be required for any land-related procedures in various situations.

By land-related documents, it is commonly assumed to mean cadastral maps and registries in the registry offices. Many of the cadastral maps were, however, made at the time of land-tax reform in the Meiji Era, which do not necessarily contain accurate location information due to flaws in surveying technology and institutional settings at the time.

The difference between the results of cadastral surveys and the conventional cadastral maps and registries is that each boundary point is measured using the latest surveying technology (e.g. GPS) based on the triangulation points. Being accurately measured and plotted as coordinates on the World Geodetic System, land boundaries can technically be recovered even if the geographical shape of the given site is lost due to flood, landslide, earthquake and the like.

In addition to the surveys, the presence of landowners are crucial in order to seek their confirmation of land boundaries; the results are to be certified by the Minister of MLIT or the governor of Tokyo after the 20-day public inspection. Also, as for certified results, their copies are sent to the registry office with jurisdiction over the area to rewrite cadastral maps and registries; they are expected to be conducive to urban-plan related projects, public and private development projects, and the establishment of the computer-utilized Geographical Information System (GIS).

Although the projects are based on the rewrite of cadastral maps by parcel-by-parcel surveys, the mainstream in TMG is to conduct preliminary block-by-block surveys.

Implementation Status of Cadastral Survey Projects

The cadastral survey projects in Tokyo have been implemented for the purpose of executing the Land Improvement Projects in the Tama and island areas since FY 1954. Following the Great Hanshin-Awaji Earthquake in January 1995 that raised public awareness of earthquake disaster countermeasures, TMG started surveys in the ward area in FY 1996. Basically the surveys have been conducted mainly by municipalities.

At the end of FY 2012, the progress of the cadastral survey in the entire Tokyo was about 21% in area, remaining below 50% of national average; by region, 5.7% in the ward area, 9.0% in Tama area, and 85.9% in the island area.

At the beginning of FY 2013, the survey projects have been launched in 21 wards, 13 cities, five towns and seven villages among 23 wards, 26 cities, five towns and eight villages, and completed in two towns and six villages, are ongoing in 21 wards, 11 cities, three towns and a village, and suspended in two cities. Among survey projects not yet launched in two wards, 13 cities and a village, projects in a ward and two cities are planned to be launched from FY 2014.

In order to promote the progress of cadastral surveys that have been delayed, TMG is working on public relations using the website and pamphlets, and providing the guidance to municipalities that have not started the surveys.

Current status of cadastral surveys in Tokyo

(As of the end of FY 2012)

NO.	Execution Municipality	Up to FY 2011	FY 2012	Up to FY 2011	FY 2012	Area subject to survey (10 years) B (km2)	Progress rate of cadastral survey C/B(%)	Art 19 para 5 Progress rate D/B(%)	Up to FY 2012			Progress rate E/B(%)
		Cadastral survey Execution area A (km2)	Execution area (Cadastre) (km2)	Art 19 para 5 Execution area A (km2)	Execution area (Art 19 para 5) (km2)				Cadastral survey C (km2)	+Art 19 para 5 D (km2)	Total C+D=E	
	(Ward area)											
1	Chiyoda Ward	0.67	0.00	0.14	0.00	10.64	6.3%	1.3%	0.67	0.14	0.81	7.6%
2	Chuo Ward	0.35	0.00	0.00	0.13	8.26	4.2%	1.6%	0.35	0.13	0.48	5.8%
3	Minato Ward	0.03	0.00	0.12	0.00	19.91	0.2%	0.6%	0.03	0.12	0.15	0.8%
4	Shinjuku Ward	2.08	0.09	0.00	0.00	18.23	11.9%	0.0%	2.17	0.00	2.17	11.9%
5	Bunkyo Ward	0.30	0.00	0.00	0.00	11.25	2.7%	0.0%	0.30	0.00	0.30	2.7%
6	Taito Ward	1.04	0.00	0.01	0.00	9.97	10.4%	0.1%	1.04	0.01	1.05	10.5%
7	Sumida Ward	4.69	0.28	0.00	0.00	12.50	39.8%	0.0%	4.97	0.00	4.97	39.8%
8	Koto Ward	0.00	0.00	0.54	0.00	38.94	0.0%	1.4%	0.00	0.54	0.54	1.4%
9	Shinagawa Ward	0.89	0.04	0.02	0.00	22.59	4.1%	0.1%	0.93	0.02	0.95	4.2%
10	Meguro Ward	0.34	0.00	0.00	0.00	14.70	2.3%	0.0%	0.34	0.00	0.34	2.3%
11	Ota Ward	5.30	0.00	0.00	0.00	53.16	10.0%	0.0%	5.30	0.00	5.30	10.0%
12	Setagaya Ward	0.59	0.12	0.46	0.00	56.76	1.3%	0.8%	0.71	0.46	1.17	2.1%
13	Shibuya Ward	0.00	0.00	0.00	0.00	15.08	0.0%	0.0%	0.00	0.00	0.00	0.0%
14	Nakano Ward	0.36	0.00	0.00	0.00	15.50	2.3%	0.0%	0.36	0.00	0.36	2.3%
15	Suginami Ward	0.00	0.08	0.09	0.00	33.75	0.2%	0.3%	0.08	0.09	0.17	0.5%
16	Toshima Ward	0.43	0.02	0.00	0.00	13.01	3.5%	0.0%	0.45	0.00	0.45	3.5%
17	Kita Ward	0.93	0.01	0.07	0.00	16.85	5.6%	0.4%	0.94	0.07	1.01	6.0%
18	Arakawa Ward	0.00	0.00	0.00	0.00	9.70	0.0%	0.0%	0.00	0.00	0.00	0.0%
19	Itabashi Ward	2.05	0.08	0.01	0.00	30.39	7.0%	0.0%	2.13	0.01	2.14	7.0%
20	Nerima Ward	0.68	0.00	0.11	0.04	47.95	1.4%	0.3%	0.68	0.15	0.83	1.7%
21	Adachi Ward	1.11	0.00	0.07	0.00	49.16	2.3%	0.1%	1.11	0.07	1.18	2.4%
22	Katsushika Ward	5.85	0.35	0.35	0.00	30.25	20.5%	1.2%	6.20	0.35	6.55	21.7%
23	Edogawa Ward	0.00	0.00	1.93	0.22	41.19	0.0%	5.2%	0.00	2.15	2.15	5.2%
	Subtotal	27.69	1.07	3.92	0.39	579.74	5.0%	0.7%	28.76	4.31	33.07	5.7%
	(Tama area)											
1	Hachioji City	0.00	0.00	6.26	0.00	172.32	0.0%	3.6%	0.00	6.26	6.26	3.6%
2	Tachikawa City	0.00	0.00	0.65	0.00	24.26	0.0%	2.7%	0.00	0.65	0.65	2.7%
3	Musashino City	0.00	0.00	0.00	0.00	10.73	0.0%	0.0%	0.00	0.00	0.00	0.0%
4	Mitaka City	0.00	0.00	0.00	0.00	16.35	0.0%	0.0%	0.00	0.00	0.00	0.0%
5	Ohme City	4.54	0.45	2.67	0.00	102.12	4.9%	2.6%	4.99	2.67	7.66	7.5%
6	Fuchu City	0.10	0.00	0.02	0.00	28.76	0.3%	0.1%	0.10	0.02	0.12	0.4%
7	Akishima City	0.00	0.00	0.00	0.00	14.83	0.0%	0.0%	0.00	0.00	0.00	0.0%
8	Chofu City	0.32	0.00	0.03	0.00	20.27	1.6%	0.1%	0.32	0.03	0.35	1.7%
9	Machida City	3.38	0.00	3.05	0.00	71.63	4.7%	4.3%	3.38	3.05	6.43	9.0%
10	Koganei City	1.04	0.00	0.00	0.00	11.22	9.3%	0.0%	1.04	0.00	1.04	9.3%
11	Kodaira City	0.00	0.00	0.07	0.00	20.46	0.0%	0.3%	0.00	0.07	0.07	0.3%
12	Hino City	1.98	0.00	1.80	0.00	23.93	8.3%	7.5%	1.98	1.80	3.78	15.8%
13	Higashimurayama City	4.73	0.00	0.00	0.00	17.05	27.7%	0.0%	4.73	0.00	4.73	27.7%
14	Kokubunji City	0.24	0.00	0.23	0.00	11.47	2.1%	2.0%	0.24	0.23	0.47	4.1%
15	Kunitachi City	0.00	0.00	0.26	0.00	7.92	0.0%	3.3%	0.00	0.26	0.26	3.3%
16	Fussa City	0.22	0.21	0.06	0.00	9.58	4.5%	0.6%	0.43	0.06	0.49	5.1%
17	Komae City	0.00	0.00	0.04	0.00	5.82	0.0%	0.7%	0.00	0.04	0.04	0.7%
18	Higashiyamato City	0.00	0.00	0.20	0.00	11.97	0.0%	1.7%	0.00	0.20	0.20	1.7%
19	Kiyose City	0.00	0.00	0.00	0.00	9.95	0.0%	0.0%	0.00	0.00	0.00	0.0%
20	Higashikurume City	0.00	0.00	0.04	0.00	12.74	0.0%	0.3%	0.00	0.04	0.04	0.3%
21	Musashimurayama City	8.75	0.00	0.00	0.00	15.22	57.5%	0.0%	8.75	0.00	8.75	57.5%
22	Tama City	4.06	0.00	0.92	0.00	20.23	20.1%	4.5%	4.06	0.92	4.98	24.6%
23	Inagi City	0.00	0.00	0.92	0.00	15.28	0.0%	6.0%	0.00	0.92	0.92	6.0%
24	Hamura City	2.36	0.01	0.19	0.00	9.01	26.3%	2.1%	2.37	0.19	2.56	28.4%
25	Akiruno City	24.38	0.17	0.27	0.00	71.54	34.3%	0.4%	24.55	0.27	24.82	34.7%
26	Nishitokyo City	0.00	0.00	0.02	0.00	15.85	0.0%	0.1%	0.00	0.02	0.02	0.1%
27	Mizuho Town	9.05	0.10	0.00	0.00	16.83	54.4%	0.0%	9.15	0.00	9.15	54.4%
28	Hinode Town	14.36	0.32	0.00	0.00	27.66	53.1%	0.0%	14.68	0.00	14.68	53.1%
29	Hinohara Village	0.00	0.00	0.00	0.00	104.64	0.0%	0.0%	0.00	0.00	0.00	0.0%
30	Okutama Town	1.17	0.18	0.00	0.00	214.19	0.6%	0.0%	1.35	0.00	1.35	0.6%
	Subtotal	80.68	1.44	17.70	0.00	1,113.83	7.4%	1.6%	82.12	17.70	99.82	9.0%
	(Island areas)											
1	Oshima Town	90.49	0.00	0.00	0.00	91.06	99.4%	0.0%	90.49	0.00	90.49	99.4%
2	Toshima Village	4.12	0.00	0.00	0.00	4.12	100.0%	0.0%	4.12	0.00	4.12	100.0%
3	Nijijima Village	26.86	0.00	0.00	0.00	27.83	96.5%	0.0%	26.86	0.00	26.86	96.5%
4	Kozushima Village	18.41	0.00	0.00	0.00	18.72	98.3%	0.0%	18.41	0.00	18.41	98.3%
5	Miyake Village	53.98	0.00	0.00	0.00	53.98	100.0%	0.0%	53.98	0.00	53.98	100.0%
6	Mikurajima Village	20.57	0.00	0.00	0.00	20.57	100.0%	0.0%	20.57	0.00	20.57	100.0%
7	Hachijo Town	67.88	0.00	0.00	0.00	72.55	93.6%	0.0%	67.88	0.00	67.88	93.6%
8	Aogashima Village	4.89	0.00	0.00	0.00	4.89	100.0%	0.0%	4.89	0.00	4.89	100.0%
9	Ogasawara Village	1.69	0.00	0.07	0.00	42.57	4.0%	0.2%	1.69	0.07	1.76	4.1%
	Subtotal	288.89	0.00	0.07	0.00	336.29	85.9%	0.0%	288.89	0.07	288.96	85.9%
	Total	397.26	2.51	21.69	0.39	2,029.86	19.7%	1.1%	399.77	22.08	421.85	20.8%

Note: Article 19 paragraph 5 of the National Land Survey Act provides for a system to designate the results of land readjustment development by deeming them to be equivalent to the results of cadastral surveys