

Land Readjustment Projects

Outline of Land Readjustment Projects

Land readjustment projects are plane-oriented development projects to change the form or nature of land in order to improve public facilities (roads, parks, etc.) and to promote housing land use on land within city planning areas, in accordance with the Land Readjustment Act. Projects in this category are utilized as a typical method for urban development, which enables comprehensive development of public facilities and housing land, and town development corresponding to many purposes depending on local characteristics.

The executors of land readjustment projects are as follows: individuals, land readjustment associations, land readjustment companies, prefectures and municipalities (local governments), the Minister of MLIT, the Urban Renaissance Agency and regional public housing corporations. Land readjustment projects by local governments, the Minister of MLIT, the Urban Renaissance Agency and regional public housing corporations shall be executed within the areas set forth in city plans in terms of the land readjustment projects because these projects are to be executed as city planning projects. On the other hand, land readjustment projects by individuals, and land readjustment associations and companies may be executed without city planning decisions except in cases where these projects are governmentally subsidized.

In land readjustment projects, locations and areas of each housing lot are to be changed and relocated (i.e. replotted) in order to newly develop or expand public facilities such as roads and parks, and in this regard, the replotting plan will be designated, in principle, in a way that corresponds to the original location, area, environment and usage situation of the original housing lots (i.e. the principle of correspondence).

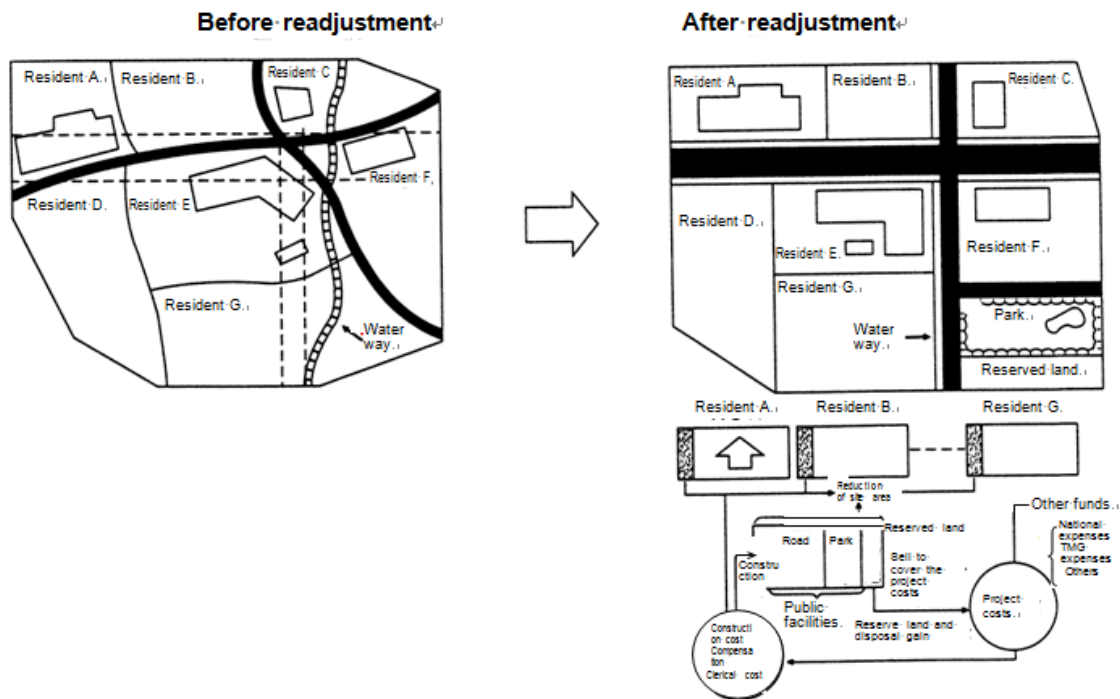
Also, parts of individual building lots within the area may be reduced and consolidated as a contribution (land reduction) to creating land that is necessary for developing public facilities and reserved land that is to be sold to cover the project costs. The land reduction ratio differs depending on project purposes, local characteristics (e.g. levels of public facility development before and after the execution of projects) and promotion of the use of each building lot.

After completion of relocation or construction of a building, the original registration are changed (i.e. new address and area) and in principle all the rights are transferred to the new land.

In this regard, since land readjustment projects are closely related to area alteration, and to rights and lives of relevant people, the Land Readjustment Act therefore provides that the

project plan and the land replotting plan, except in the case of individual executors, be subject to public inspection for the period of two weeks in the process of their formulation, and that stakeholders may submit their written opinions.

An illustration of land readjustment



Implementation Status of Land Readjustment Projects

Land readjustment projects in Tokyo have been utilized in order to respond to various purposes in many areas as a method of comprehensive town development, from recoveries from the Great Kanto earthquake and the Second World War to development of urban hub areas that form the cores of housing supply and regional development corresponding to the postwar rapid concentration of population into urban areas.

As of the end of 2012, land readjustment projects have been completed in 593 areas (approximately 21,312 ha) and ongoing in 23 areas (approx. 520 ha) in the ward area and in 36 areas (approx. 1,055 ha) in the Tama area.

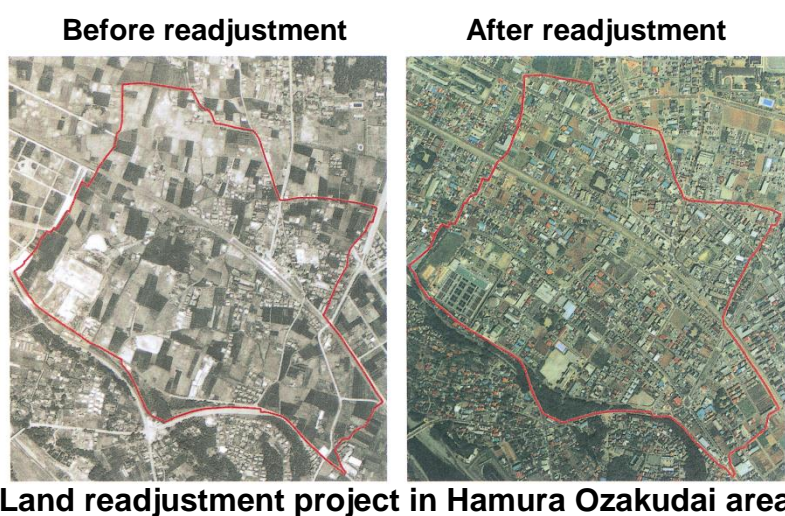
TMG has acted as an executor in nine of the 23 areas in the ward area.

In addition, TMG made city planning decisions on about 9,000 ha in the nine peripheral wards (Ota, Setagaya, Nakano, Suginami, Itabashi, Nerima, Adachi, Katsushika and Edogawa) as the “area where land readjustment projects should be executed,” along with the abolishment of the former scheme of green space in the late 1960s. Many of them,

however, remained untouched; there emerged a problem that urbanization proceeded without being followed by development of roads and parks.

Thus, TMG formulated “the Guidelines for Urban Development in Areas Where Land Readjustment Projects Should Be Executed in the Peripheral Wards” in 2002, in which changes were made to the district-planning-based development in terms of areas where the level of development meets certain standards.

In the Tama area, there is currently no project area executed by TMG; projects in 21 out of 36 areas where projects are ongoing are all executed by municipalities, and those in 16 areas are outsourcing businesses to the Tokyo Urban Planning and Development Corporation.



Land readjustment project in Hamura Ozakudai area

Current status of TMG's land readjustment projects

(Unit: ha) (As of March 31, 2013)

Executor		Whole Tokyo (ward and Tama areas)				Ward area								Tama area			
		In operation		Completed		In operation		Completed		In operation		Completed		In operation		Completed	
		Number of areas	Area	Number of areas	Area	Number of areas	Area	Number of areas	Area	Number of areas	Area	Number of areas	Area	Number of areas	Area		
Individual	Land Readjustment	8	26.4	47	217.6169	6	25.0	33	101.0	2	1.4	14	116.6				
	Old City Planning	0	0.0	27	196.0	0	0.0	17	132.5	0	0.0	10	63.5				
	Subtotal	8	26.4	74	413.6	6	25.0	50	233.5	2	1.4	24	180.1				
Association	Land Readjustment	12	275.5	184	4,073.5	0	0.0	84	2,658.1	12	275.5	100	1,415.4				
	Old City Planning	0	0.0	131	5,767.2	0	0.0	121	5,321.8	0	0.0	10	445.4				
	War-damage reconstruction	0	0.0	6	158.5	0	0.0	6	158.5	0	0.0	0	0.0				
	Subtotal	12	275.5	321	9,999.2	0	0.0	211	8,138.4	12	275.5	110	1,860.8				
Public body	TMG	9	410.6	19	1,435.3	9	410.6	11	785.0	0	0.0	8	650.3				
	Municipalities	27	781.3	55	3,113.9	6	69.3	9	79.5	21	712.0	46	3,034.4				
	Subtotal	36	1,191.9	74	4,549.2	15	479.9	20	864.5	21	712.0	54	3,684.7				
Administrative agency	Land Readjustment	0	0.0	13	176.0	0	0.0	11	125.4	0	0.0	2	50.6				
	War-damage reconstruction	0	0.0	32	1,233.2	0	0.0	29	1,074.6	0	0.0	3	158.6				
	Earthquake disaster reconstruction	0	0.0	65	3,116.6	0	0.0	65	3,116.6	0	0.0	0	0.0				
	Subtotal	0	0.0	110	4,525.8	0	0.0	105	4,316.6	0	0.0	5	209.2				
Public corporations	UR Agency	3	81.0	13	1,804.0	2	14.9	2	432.4	1	66.1	11	1,371.6				
	JKK Tokyo	0	0.0	1	19.8	0	0.0	0	0.0	0	0.0	1	19.8				
	Subtotal	3	81.0	14	1,823.8	2	14.9	2	432.4	1	66.1	12	1,391.4				
Total		59	1,574.8	593	21,311.6	23	519.8	388	13,985.4	36	1,055.0	205	7,326.2				

Notes

- This table refers to projects under the old City Planning Act (those to which the

Readjustment of Arable Land Act was applied), those for war-damage reconstruction, and those for Earthquake disaster reconstruction, as well as those under the Land Readjustment Act.

- The distinction between projects in operation and those completed is based on public notices on land replotting disposition.
- The land readjustment projects executed by administrative agencies, which have been completed in Tama area, include the Oshima disaster reconstruction project (15.9 ha)
- The areas where projects have been completed by TMG include an area of 41.2 ha for the project for war-damage reconstruction (Tabata) that was taken over from the executing association.

Land Readjustment Projects to Develop Large Vacated Sites

Integrated development of the urban infrastructure is underway in the Shiodome district and the surrounding areas, centering around the former site of a Japan National Railways freight terminal, to advance mixed-use development with business, commercial, cultural, and residential facilities (project period: FY1994 through FY2015).



Shiodome area (before project)



Shiodome area (project underway)

Land Readjustment Projects in Redevelopment of Built-up Areas

In the Mizue Station West, Shinozaki Station East, Rokucho, Hanahata North, and Tabata districts, the TMG will work to develop a quality living environment in the areas along the Toei Shinjuku Line and the Tsukuba Express Line.



Rokucho district

Land Readjustment Projects in Tokyo's Waterfront Area

In the Harumi 4-chome and 5-chome districts, as well as the Toyosu district and the Ariake-kita district, regional arterial roads linking central Tokyo to the waterfront sub-center area are being constructed and mixed-use development combining business, commercial, cultural, and residential facilities is underway.

Waterfront
area

