1. LAND USE

All forms of land use in Japan, except forest, consist of complicated shapes, reflecting the natural condition of the country.

Most mountainous hills and volcanic lands are covered by forest, with a small area being utilized for orchards and grassland for grazing and pastures.

Almost all plains consisting of terraced and terraced fields are cultivated for cultivation and housing. A little forest can be seen on the plains. Level areas are almost completely utilized for arable fields except for land used for rice and livestock, such as cattle or swine, where terraces are mainly used for cultivation. Similarly, fields and tea fields in the northern and eastern parts of the Sakhalin area, where it is too cold to grow rice, the terraces consist of cultivated fields, meadows, and pastures. Orchards and meadows are not strictly distributed throughout Japan, due to natural, social, and economic factors.

According to the White Paper on Land Use, the area and ratio of each type of land use as of 1986 were as follows: 1,460 thousand ha. for cultivated agricultural land (34.4% of the total land area); 1,750 thousand ha. for forests (44.9%); 258 thousand ha. for water areas (6.5%); 1,300 thousand ha. for water areas, rivers, and waterways (5.7%); 258 thousand ha. for roads (6.8%); 3,200 thousand ha. for housing (4.1%); 2,300 thousand ha. for other types of land use (1.7%).

The period 1980-1987. 10 thousand 1,000 thousand ha. of agricultural land was converted for use as urban land per year. The area of forest land converted to use for excavation facilities has been increasing in recent years.

2. Land Prices

Since the officially published land prices per m² were introduced in 1970, there have been three periods during which land prices increased dramatically: 1971-1973, 1979-1980, and post 1983.

During 1971-1973, the price of housing land in the three largest urban areas increased 1.4 times in two years, due to an increase in demand for land caused by the concentration of population in large cities and acquisition of land for business purposes by private enterprises, and also by speculative demand stimulated by the so-called Speculative Boom in the Island. The increase in the price of housing land was very great from 1979-1980, due to increases in the demand and supply of housing. However, the rate of increase was compensating small.

The post 1983 rise in land prices has been greatest for that of commercial land, with the range of price increase being greater for that of housing land, compared with the previous two periods when the rise in the range of price increase is prices for housing land exceeded that of commercial land. Land prices in Tokyo Prefecture more than doubled in the two years between 1980-1983, while in Osaka Prefecture, the increase in land prices in Osaka Prefecture was more than doubled in the two years between 1980-1983. This rise is due to increases in the price of land and the increment in demand for land caused by the concentration of population in large cities and acquisition of land for business purposes by private enterprises, and also by speculative demand stimulated by the so-called Speculative Boom.

The following phenomena may be observed regarding increases in land price: the increase in land prices was in Tokyo and adjacent areas tends to diffuse out to the suburbs and rural prefectures while, within Tokyo and its adjacent areas, price increases tend to diffuse out to the central commercial area to surrounding commercial and housing areas.

Land Prices in the Three Largest Urban Areas (Officially Published in 1983)
LAND PRICES

(1989)
OFFICIALLY PUBLISHED LAND PRICE PER 100
- 500,000 yen and over
- 300,000 yen and over
- Not less than 500,000 yen
- 200,000 yen and over
- Not less than 300,000 yen
- 100,000 yen and over
- Not less than 200,000 yen
- 50,000 yen and over
- Not less than 100,000 yen
- Less than 50,000 yen

Redrawn as of January 1, 1989
LAND PRICES WERE BASED ON OFFICIALLY PUBLISHED LAND PRICES OF MODERN LAND AND IMPROVED HOUSING LAND

Scale: 1:4,000,000