1. DEVELOPMENT OF LAND FOR AGRICULTURE, INDUSTRY, TRANSPORTATION AND HOUSING
2. LAND PRICES

1. Development of Land for Agriculture, Industry, Transportation and Housing

Japan has been carrying out large-scale development of agricultural land since 1945 with the regions of Hokkaidō, Tōhoku, Kantō and Kyūsyū as centers. Many tracts of such agricultural land consist of land developed by clearing plateaus and wasteland in Hokkaidō and the bases of volcanoes in other regions. On the other hand, land development of the surfaces of the sea and inland waters including Hatirō Gata (reclaimed area : about 17,000 ha.) has been carried out in various regions by means of reclamation by drainage or by fill. These tracts of developed land are mainly used as paddy and upland fields. In addition, grassland has been actively developed in recent years.

In keeping pace with the progress of manufacturing industries in Japan, development of industrial land has been energetically carried out since around 1955. Coastal industrial areas have been mainly located on reclaimed land by fill, and inland industrial areas have been mainly located on land converted from agricultural land and forests.

Housing land has also been developed in various districts as a result of the concentration of the population in cities. Particularly, the developed area in the three major cities of Tōkyō, Ōsaka and Nagoya is very large.

The area of land which was subjected to conversion of land utilization during the three years of 1970–1972 was 370,000 ha. and accounted for about 1% of the national land. Land-use percentages before conversion were 49% for agricultural land, 48% for forests and 3% for reclaimed land. Land-use percentages after conversion were 24% for housing land, 12% for public-use land such as parks, airports and ports, 8% for industrial land, 6% for land for leisure facilities such as golf links, 7% for land for other urban uses, 31% for agricultural land and 11% for forests.

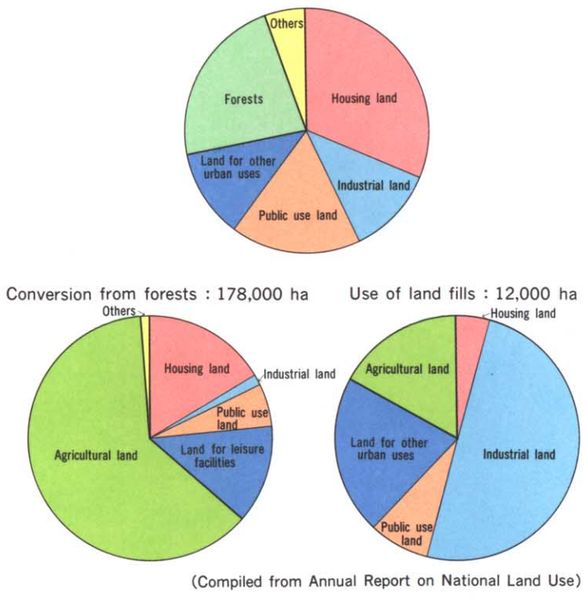
Salient Points of the Legend and Map Compilation

This map shows land developed for agricultural, industrial and housing purposes since 1950 which has an area of 10 ha. and over (300 ha. for agricultural land). Land development in the map includes land reclamation by drainage and by fill and planned conversion and development of land use, but excludes land readjustment of housing and agricultural land. The map is based on sources from the respective competent ministries and prefectural governments, and it is considered that there is only slight uniformity in indicating the land development symbols classified by prefecture, due to the inavailability of source materials and the disunity of the definition of land development.

Sources

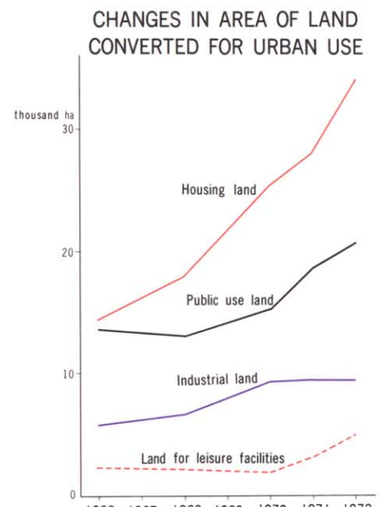
1. Data from the prefectural governments.
2. Data from the ministries of Agriculture and Forestry, International Trade and Industry, Transport, and Construction.
3. National Land Agency, 1975 Annual Report on National Land Use.

CONVERSION OF LAND UTILIZATION
(1970—1972)



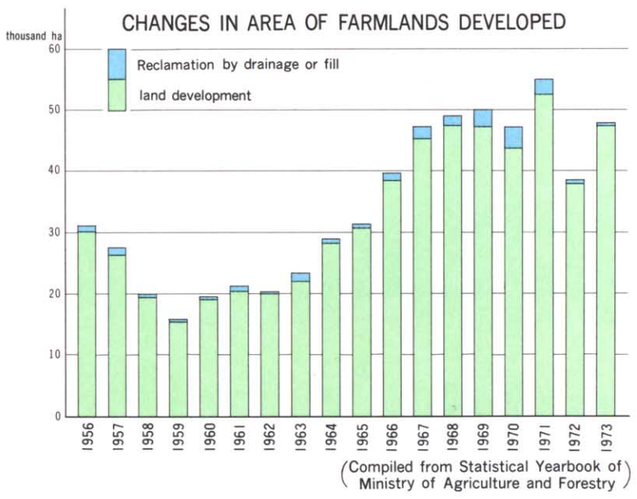
(Compiled from Annual Report on National Land Use)

CHANGES IN AREA OF LAND CONVERTED FOR URBAN USE



(Compiled from Annual Report on National Land Use)

CHANGES IN AREA OF FARMLANDS DEVELOPED



(Compiled from Statistical Yearbook of Ministry of Agriculture and Forestry)

2. Land Prices

Land prices in our country have been climbing throughout all the years up to 1974. Compared with increase rates during the period of 1936–1974 which rose 600 times for wholesale prices, 880 times for consumer's prices and 7,400 times for the GNP, and the prices of built-up land (housing areas) went up 8,300 times. During the period of 1955–1965, increase rates for prices of industrial land were higher than those of housing land ; whereas during the period of 1965–1974, increase rates for prices of housing land exceeded those of industrial land. In 1972–1973, active investments in land by firms caused increase rates for prices of agricultural land and forest land to exceed those of housing land. The "restriction of aggregate demand" which began in 1973 was greatly effective in restricting the increase in the price of land. The posted prices of land as of January 1, 1975 showed that the national average of land prices decreased 9.2% against the previous year.

The geographical distribution of the prices of housing land indicates that high-priced land is concentrated in the three major city zones of Tōkyō, Ōsaka and Nagoya.

The distribution by housing land prices in the Tōkyō metropolitan area indicates that land priced at ¥60,000 per sq. m. shows the highest percentage of 15.2% and that this land is distributed in an area within a 40-km distance of Tōkyō Station.

Salient Points of the Legend and Map Compilation

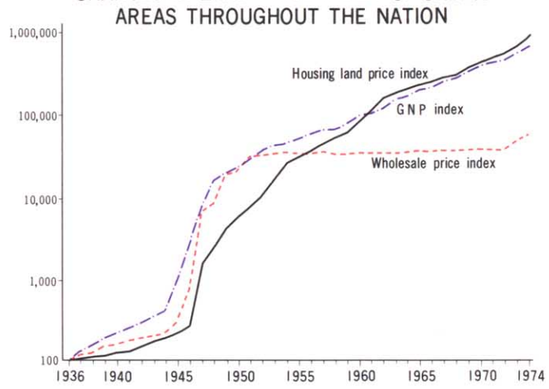
Under the provisions of the Land Price Posting Law, the Land Appraisal Committee of the National Land Agency selects standard land in cities and their environs and judges and posts the normal price for the standard land.

In this map, of the standard land price posted as of January 1, 1975 which reached 15,000 locations, about 8,800 locations which were used as housing land were picked and their posted prices are indicated by means of equivalent lines.

Sources

1. National Land Agency, Posted Prices of Standard Land, January 1, 1975.
2. National Land Agency, 1975 Annual Report on National Land Use.

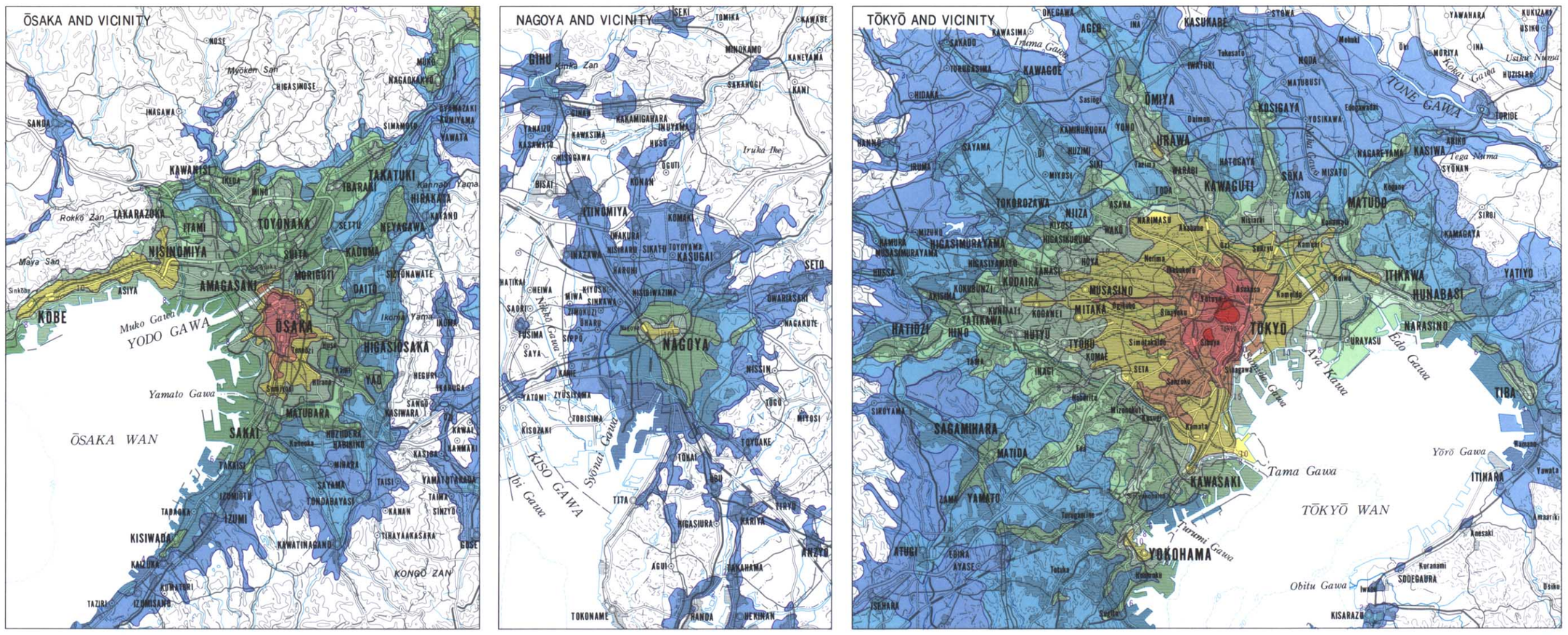
CHANGES IN LAND PRICE INDEX OF URBAN AREAS THROUGHOUT THE NATION



(Compiled from Annual Report on National Land Use)

LAND PRICES IN THREE MAJOR METROPOLITAN AREAS
(Prices posted in 1975)

1 : 500,000
5 0 5 10 15 20 25km
20 40 60 80 100 150 200 250 thousand yen/m²



(Compiled from National Land Agency data)

20.2

LAND PRICES

(1975)

OFFICIAL PUBLISHED LAND PRICE PER 1 m²

10 20 40 60 80 100 200thousand Yen

Status as of January 1, 1975

Land prices were based on official published land prices of housing land

1:4,000,000

50 0 50 100 150 200km

SEA OF OKHOTSK

JAPAN SEA

NORTH PACIFIC OCEAN

Etorohu Tō

Rebun Tō

Risiri Tō

Kunasiri Tō

Sikotan Tō

HABOMAI SYOTŌ

Okusiri Tō

SADO

Take Sima

OKI

TUSIMA

Awazi Sima

Ō Sima

Miyake Zima

IZU SYOTŌ

Hatizyō Zima

Aoga Sima

GOTŌ RETTŌ

KOSIKIZIMA RETTŌ

ŌSUMI SYOTŌ

Tanega Sima

Yaku Sima

TOKARA RETTŌ

AMAMI SYOTŌ

Tokuno Sima

Okinoerabu Sima

OKINAWA SYOTŌ

Okinawa Zima

Kume Zima

RYŪKYŪ SYOTŌ

SENKAKU SYOTŌ

Miyako Zima

SAKISIMA SYOTŌ

Iriomote Zima

Isigaki Zima

Yonaguni Sima

DAITŌ SYOTŌ

Kita-Daitō Zima

Minami-Daitō Zima

KAZAN RETTŌ

Iō Zima

OGASAWARA GUNTŌ

Titi Zima

Haha Zima