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 Hokkaido, Tohoku, Kanto and Kyushu as centers. Many tracts of such agricultural land consist of land developed by clearing forests and wasteland in Hokkaido and the basins of volcanoes in other regions. On the other hand, land development of the surfaces of the sea and inland waters including Mt. Fuji (reclaimed area: about 12,000 ha) has been carried out in various regions by means of reclamation by fillings or by fill. These tracts of developed land are mainly used as pastures 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 1950. 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 and forest land.

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 Tokyo, Osaka and Nagoya is very large.

The area of land which was subjected to conversion of agricultural utilization during the three years of 1955-1957 was 30,000 ha. and accounted for about 3% of the national land. Land use percentages before conversion were 6% for agricultural land, 6% for forests and 3% for reclaimed land. Land use percentages after conversion were 18% for housing land, 12% for public use land such as parks, airports and ports, 4% for industrial land, 4% for land for leisure facilities such as golf links, 7% for land for other urban uses, 32% for agricultural land and 13% for forests.

Sufficit Points of the Legend and Map Compilation

This map shows land developed for agricultural, industrial and housing purposes since 1945 which has an area of 30 ha and over. It shows land developed for agricultural purposes. Land development in the map includes land reclamation by fillings and without fillings and 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 inaccuracy in indicating the land development symbols classified by prefectures, due to the inaccessibility of source materials and the diversity 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.

2. Land Prices

Land prices in our country have been climbing throughout all the years up to 1975. Compared with increase rates during the period of 1960-1964 which rose 88.6% for wholesale prices, 88.6 times for consumer prices and 1,400 times for the GNP, the prices of all urban house buying almost went up 8,900 times. During the period of 1952-1964, increase rates for prices of industrial land were higher than those of housing land: whereas during the period of 1960-1974, 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 restraining 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 4.2% against the previous year.

The geographical distribution of the prices of housing land indicates that the highest priced land is concentrated in the three major city areas of Tokyo, Osaka and Nagoya. The distribution by housing land prices in the Tokyo metropolitan area indicates that land price at ¥900,000 per sq. m. shows the highest percentage of 33.2%, and that this land is distributed in an area within a 40-km distance of Tokyo Station.

Sufficit 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, the standard land price was as of January 1, 1975 which reached 12,000 locations, about 5,000 locations which were used as housing land were picked and their posted prices are indicated by means of equivalent lines.

Sources

- CONVERSION OF LAND UTILIZATION (1970-1972)
  - Conversion from forest: 181,000 ha
  - Conversion from paddy fields: 175,000 ha
  - Use of land Eko: 120,000 ha

- CHANGES IN AREA OF FARMLANDS DEVELOPED

- CHANGES IN LAND PRICE INDEX OF URBAN AREAS THROUGHOUT THE NATION

- LAND PRICES IN THREE MAJOR METROPOLITAN AREAS (Prices posted in 1973)