

Basic Land Policy

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Introduction

In March 2020, the Act Partially Amending the Basic Act for Land (Act No. 12 of 2020) was enacted, promulgated, and enforced. As a result, under the Basic Act for Land (Act No. 84 of 1989; hereinafter referred to as the “Act”), the objectives of the land policy are set to achieve proper land *use and management* and smooth transactions, etc., to facilitate them in light of the coming of a society with a seriously decreasing population, associated changes in land use needs, and the need to respond promptly to various issues related to land, etc., and community revitalization and the formation of a safe and sustainable society are aimed to comprehensively promote the policy measures. In connection with this, the basic principles on land and the provisions on the *responsibilities* of the parties concerned have been reviewed, and in the *basic principles* that advocate giving priority to public welfare with regard to land, the need to ensure proper land *use, management,*¹ and *transactions* is specified, and particularly with regard to *responsibilities*, the provisions on the *responsibilities of landowners, etc.* are added to specify that landowners, etc., have responsibilities for proper land *use and management* (including registration and other clarification of rights, and boundary demarcation). While incorporating the new *basic principles* and *responsibilities* of landowners, etc. into practical systems and measures, the *basic measures* to be implemented by the State and local public entities have also been reviewed in terms of promoting proper land *use, management, and transactions.*

This Policy, as being the Basic Land Policy under Article 21 of the Act, sets out basic matters concerning measures on land, in line with the foregoing.

Part 1 Basic matters concerning the formulation, etc., of land use and management plan

Under Article 12 of the Act, the State and local public entities shall, with the appropriate division of the roles, formulate the necessary land use and management plan to achieve proper and reasonable land use and management in light of changes in and the outlook for social and economic conditions, such as population decline, by taking into consideration the respective land conditions and the characteristics of the area in which the land is located, and other natural, social, economic, and cultural conditions, through appropriate role sharing and appropriate procedures for consensus building, including incorporation of the opinions of residents and other parties concerned. While formulating the plan, it is important to consider a broader and longer perspective, such as the development of social and economic activities in wide areas and the future outlook of population and industry.

¹ Article 3, paragraph (2), of the Act specifically provides that “to create a good environment for its surrounding areas, and from the viewpoint of preventing adverse effects on the surrounding areas,” land should be “properly used or managed.”

Article 3 of the Act provides that land shall be used or managed in accordance with the plan. Therefore, the plan must be comprehensively formulated to ensure proper land use and management, seeking to create a good environment, including landscape and historic scenery, for the surrounding areas, and from the viewpoint of preventing adverse effects on the surrounding areas, such as disaster prevention.

In order to facilitate the formulation, etc., of a land use and management plan in accordance with the above purpose, the following initiatives are promoted:

(a) Concepts for local land management

Based on the fact that a declining level of national land management under the current population decline is recognized in the National Land Use Plan (National Plan) (Cabinet Decision of August 14, 2015) as a major issue to be addressed in the future, concepts, etc., for the management of land, including land that is expected to be abandoned in the future, shall be under consideration for the guidelines of local initiatives, such as measures to understand the current state and future prospects of land and reduce or eliminate adverse effects in the local area.

(b) Plan to promote more compact cities

With the participation of diverse actors, through the formulation of a site location optimization plan and implementation of projects for the plan, etc., further urban sprawl shall be controlled by guiding the location of residences and urban function to a certain area to achieve a more compact city.

Furthermore, in terms of disaster prevention and mitigation and safe community development, by reducing new site locations in disaster hazard areas and promoting relocations from disaster hazard areas and promoting disaster-prevention measures in residential induction areas based on a site location optimization plan, proper land use shall be promoted in conjunction with disaster-prevention and other measures.

In addition, through the formulation of a local public transportation network formation plan that is integrated with a site location optimization plan and implementation of projects for the plan, reconstruction of an extended public transportation network shall be achieved to promote guidance for proper land use in conjunction with compact city measures.

(c) Plan to promote initiatives of securing and effective use of prime agricultural land

In order to promote the initiatives of securing and the effective use of prime agricultural land through designating agricultural promotion areas and formulating and implementing agricultural promotion area development plans, the implementation of measures on agricultural promotion shall be systematically promoted, and under the Act on Reinforcement of the Agricultural Management Framework (Act No. 65 of 1980) and the Act on Promotion

of the Cropland Intermediary Management Program (Act No. 101 of 2013) and other acts, the promotion of integration and consolidation of agricultural land through Man-Cropland Plans, etc., and proper and efficient agricultural use of agricultural land shall be achieved.

(d) Plan for proper use and management of forests

Concerning the proper use and management of forests, through the operation of the forest planning system under the Forest Act (Act No. 249 of 1951), implementation of afforestation and thinning shall be promoted to ensure that the multifaceted functions of forests are fully exploited, and the integration and consolidation of the management of forests under the Forest Management Act (Act No. 35 of 2018) shall be effected.

Part 2 Basic matters concerning measures for ensuring proper land use and management

Under Article 13 of the Act, the State and local public entities shall, to ensure proper land use and management, implement measures for regulation or guidance regarding land use or management and other measures in accordance with the plan formulated based on Part 1 of this Policy. When implementing these measures, it is essential to endeavor to ensure proper land management from the viewpoint of the formation or preservation of a favorable environment and disaster prevention, since in recent years, poorly managed land has become a serious issue with adverse effects on the surrounding areas. In addition, concepts for land use need to be reviewed, taking into account opinions on the use and management of land owned by foreign nationals, etc., from the viewpoint of ensuring proper land use, etc. Furthermore, in view of a broader and longer perspective, it is essential to endeavor to create and stimulate demand for land from the viewpoint of fully exploiting the potentials of land, including currently underused or unused land. From the above viewpoints, addressing issues, particularly on underused or unused land, poorly managed land, and owner-unknown land, is an urgent task. Specifically, it is necessary to implement measures for creating and stimulating needs for land and supporting land acquisition to promote the proper use and management of underused or unused land, measures for encouraging landowners, etc., to properly manage poorly managed land that has adverse effects on the surrounding environment and ensuring proper management by local public entities and local residents other than landowners, etc., as necessary, and measures for ensuring smooth use and management and controlling and eliminating the occurrence of owner-unknown land.

In order to ensure proper land use and management in accordance with the above purpose,

the following initiatives are promoted:

1. Measures for ensuring proper land use

(1) Measures on proper use of land already in use

(a) Guarantee and guidance of proper land use in urban/community areas

In order to enhance the competitiveness of urban areas, such as urban renaissance emergency development areas, where high intensity and high quality land use should be guided, proper land use, including high intensity land use, such as highly comfortable, convenient, and internationally-competitive office and accommodations, shall be ensured by promoting urban development projects using special tax treatment and financial assistance, urban renaissance special zone systems, and the like.

In addition, public and private sectors shall work together to create urban communities where people gather and interact in spaces that are comfortable and easy to walk to promote initiatives to improve urban attractiveness.

In order to promote area management activities to increase area value, thereby supporting proper land use, the utilization of the community revitalization area management contributions scheme shall be promoted through consultation, etc., using guidelines to explain the details and necessary procedures for the scheme.

In order to control or eliminate the occurrence of vacant land and vacant houses due to inheritance of distant houses, the proper conduct of the rental housing management business shall be promoted so that the owner of a rental house can entrust the management of the house without concern.

In conjunction with various actors and measures, proper land use in terms of local revitalization and improved sustainability shall be ensured by promoting the formation of a *small hub* where the functions of living services that support the daily lives of residents in a small population community are concentrated in a certain area, and a network connecting the inside and outside of the community living area is secured.

Through the promotion of green infrastructure that sensibly makes use of the diverse functions of the natural environment, development of sustainable and attractive urban/community areas shall be promoted to achieve the proper use of land and real estate.

By creating a good living environment and regulating uncontrolled urbanization, productive green spaces and other systems shall be further promoted in terms of creating compact cities.

(b) Integration and consolidation of agricultural land

In order to promote the initiatives of securing and the effective use of prime agricultural land, the State and local public entities shall work together to ensure that the agricultural promotion area system and the agricultural land conversion permit system are properly

implemented, and through positioning the embodiment of a Man-Cropland Plan (initiative where farmers supporting community discuss to determine concepts of management responsible for the future agricultural land in the area, by using a map visualizing the status of farming by farmers by age group and availability of successors) as the core, promotion of integration and consolidation of agricultural land for those who use a cropland intermediary management institution shall be achieved.

(c) Integration and consolidation of management of forests

Under the provisions of the Forest Management Act, if forest owners cannot carry out forest management, municipalities shall be entrusted with forest management, and if any of those forests are suitable for forestry management, the forest management shall be subcontracted to forestry operators, thereby integrating and consolidating the forest management to promote proper forest management.

(2) Measures on proper use of underused or unused land

(a) Promotion of transactions of underused or unused land

From the viewpoints of promoting the use of underused or unused land, including vacant land and vacant houses, or preventing the situation of long-term underused or unused land and ensuring proper land use, it is important that the right to use be transferred smoothly to a person who is willing or able to use it.

By using special tax treatment measures for personal transfer income in the case of the transfer of underused or unused land, etc., where the transaction cost is relatively high and the transfer value is low, transfers may be encouraged by reducing the seller's burden in the transaction and providing incentives to sell, properly use, and manage by persons who intend to start using it shall be promoted.

An initiative of a land bank that consists of administrative and private experts, etc., and takes on functions, such as management on behalf of landowners, etc., and matching coordination for proper land use, while building a consultation system for community and sharing information on vacant land and vacant houses, and an initiative for the restoration of underused or unused real estate, including renovations, shall be developed nationwide to promote proper land use.

In addition, by provide information on good practices and developing and disseminating guidelines, support shall be provided to local public entities, etc., working on proper land use and management in communities.

Through the utilization and promotion of the National Vacant Houses/Vacant Land Bank for standardizing and consolidating information on vacant land and vacant houses in municipalities and enabling easy access and retrieval of information on vacant land and vacant houses throughout the country, transactions of underused or unused land or real estate

shall be facilitated by supply-demand matching.

From the viewpoint of capturing the needs for relocation to agricultural, forestry, and fishing areas, by supporting smooth transactions of vacant houses with agricultural land, etc., proper use of underused or unused land shall be promoted in rural areas.

(b) Stimulation of investment in underused or unused land

Through the utilization and promotion of small-scale specified joint real estate ventures, the development of an environment supporting crowdfunding, restoration, etc., of local small-scale real estate by using special tax treatment measures, etc., for specified joint real estate ventures, the proper use and transactions of underused or unused land and real estate shall be promoted.

Through the utilization of voluntary funds that expect the development of specific areas and individual activities through crowdfunding, etc., smooth financing shall be promoted for projects to restore local land and real estate.

(c) Increase in the availability of land

In addition to increasing the availability of land by land consolidation and reorganization and separation of possession and use based on underused and unused land right setting promotion plan system and the special provisions on consolidated replotting of land readjustment projects, by incorporating local housing complex rehabilitation projects (including one-stop access for procedures for relaxation of use restriction and licensing procedures for introducing community bus, etc.) and other variety of building uses, and promoting housing complex restoration through improving the convenience of local public transportation, the occurrence of underused or unused land shall be controlled and proper use thereof shall be promoted.

In accordance with agreements on the development and management of underused or unused land based on the location guidance promotion facility agreement system, the use of underused or unused land shall be promoted through the creation of public spaces, such as a communication square and community facilities by local communities.

According to the characteristics of the area, proper land use shall be promoted by developing, maintaining, and managing underused or unused land as green infrastructures, such as flood storage space, agricultural land, and green spaces. For example, through the utilization of a system to promote the development of civic green spaces by private actors, and a system to designate private actors as green actors, and other systems, the proper use of underused or unused land shall be promoted by effectively developing and maintaining green space, etc.

(d) Promotion of use of idle cropland

Under the provisions of the Cropland Act (Act No. 229 of 1952), if agricultural land is not used for cultivation, etc., the agricultural commission shall conduct an inquiry, etc., with the owner of the agricultural land to ascertain the intention to use the agricultural land to promote proper use of agricultural land.

2. Measures for ensuring proper land management

(a) Measures for poorly managed land, etc., that has adverse effects on the surrounding environment

Together with providing continued support for initiatives by local public entities, etc., such as measures for developing hardware facilities by public works projects, and initiatives under ordinances on vacant land and the Act on Special Measures for the Promotion of Measures for Vacant Houses (Act No. 127 of 2014), the concept for the system concerning poorly managed land, such as cliffs that have disaster prevention issues, shall be under consideration.

In terms of disaster prevention measures for infrastructure, in addition to ensuring proper management by landowners, etc., of land adjacent to the infrastructure, a mechanism for infrastructure managers to facilitate pre-disaster prevention and early restoration shall be under consideration.

(b) Guarantee of proper land management among private sectors (review of basic civil legislation)

As a scheme to streamline the management of owner-unknown land, the Legislative Council - Civil Code and the Real Property Registration Act Subcommittee are studying the creation of a property management system specifically for land management. In addition, the Subcommittee is also studying a mechanism for adjacent landowners to facilitate the use and management of owner-unknown land, such as a system for requests made by neighborhood landowners to landowners of poorly managed land for management measures, and will be tackling the review of the basic civil legislation according thereto.

(c) Forest management by municipalities

Under the provisions of the Forest Management Act, if forest owners cannot carry out forest management, municipalities shall be entrusted with forest management, and if any of those forests are not suitable for forestry management, the municipalities shall conduct thinning and other operations to promote proper forest management.

3. Measures to address issues of owner-unknown land

(1) Smooth use of owner-unknown land

By facilitating the implementation of the Act on Special Measures for the Facilitation of Use of Owner-unknown Land (Act No. 49 of 2018; hereinafter referred to as the “Owner-unknown Land Act”), dissemination and promotion to other areas of support and know-how for advanced initiatives (model projects) to implement a community welfare promotion project, the provision of know-how for systems of special measures for owner search and land expropriation to local public entities, and sharing of information on advanced cases, etc., the public use of owner-unknown land shall be promoted.

According to the enactment of the Act on Registration and Proper Management of Land of Owner-unknown in the Heading Section (Act No. 15 of 2019), a system has been created for the purpose of eliminating registrations where the owner field in the heading section is not entered correctly because of historical backgrounds, and the implementation of the system shall be facilitated.

The Legislative Council - Civil Code and the Real Property Registration Act Subcommittee are studying a mechanism to facilitate and ensure the proper use of land, some of whose co-owners are unknown, and a system, etc., to allow using the land of others to install lifeline pipelines, etc., and will be tackling a review of the basic civil legislation according thereto.

(2) Control and elimination of the occurrence of owner-unknown land

Taking into consideration the occurrence of owner-unknown land left unregistered after inheritance, in the context where inheritance registration is not compulsory and, in particular, those who have inherited low-value land have the burden of registration, the Legislative Council - Civil Code and the Real Property Registration Act Subcommittee are studying a scheme to introduce mandatory application of inheritance registration and to facilitate updating of real estate registration information by reducing the burden of registration procedures and will be tackling a review of the basic civil legislation according thereto.

In addition, the Subcommittee is also studying the creation of a system that allows the abandonment of the ownership of land and vests the land in the State, under certain requirements, such as that the land to be abandoned is properly managed and that it cannot be transferred even after reasonable efforts have been made, from the viewpoint of preventing the poor management of land and controlling the occurrence of owner-unknown land, and will be tackling a review of the basic civil legislation according thereto.

Based on the new National Land Survey Project Ten-Year Plan starting from FY 2020, the facilitation and acceleration of cadastral surveys shall be achieved, and boundary demarcation as part of basic land data shall be promoted, thereby contributing to the control of the occurrence of owner-unknown land.

(3) Proper use of owner-unknown agricultural land and forests

With respect to agricultural land whose owners are unknown, after search and public notice procedures by the agricultural commission, a system that allows a cropland intermediary management institution to acquire the right to use the agricultural land shall be used to promote the use of owner-unknown agricultural land.

With respect to forests whose owners are unknown, in whole or in part, or which are poorly maintained, the right to manage, etc., shall be established for municipalities eligible for special measures under the Forest Management Act to promote proper forest management.

Part 3 Basic matters concerning measures for land transactions

Under Article 14 of the Act, the State and local public entities shall develop the market environment for land transactions. Particularly, from the viewpoint that smooth transactions are the necessary means of promoting proper land use or management, measures, etc., shall be implemented for the development of a real estate market that contributes to the facilitation of land transactions. Also, from the viewpoint of restraining speculative transactions that would have adverse effects on citizens' lives, measures to control land transactions, etc., shall continue to be implemented. In order to promote measures for land transactions in accordance with the above purpose, the following initiatives are promoted:

1. Development of real estate market

(a) Stimulation of real estate investment market through the development of an investment environment

Through the development of an investment environment that supports REITs, the expansion of the market, including specified joint real estate ventures, and crowdfunding, etc., REITs in fact-growing sectors shall be further promoted, and real estate portfolios subject to investment shall be further diversified to promote the expansion of specified joint real estate venture initiatives contributing to regional revitalization.

In addition to the expansion of investments that lead to the formation of superior stock portfolios in line with the viewpoints of SDGs² and ESG,³ the development of an investment environment for the proper disclosure of information in response to new trends of investor preferences shall also be implemented.

(b) Stimulation of real estate distribution through development of trading environment

Through the promotion of supply-demand matching through a vacant houses/vacant land bank and a land bank, etc., as set out in Part 2, 1 (2), and special measures for distribution

² Abbreviation of Sustainable Development Goals.

³ Abbreviation of Environment (E), Social (S), Governance (G).

taxation, such as special measures for registration and license tax/real estate acquisition tax related to the acquisition of residential assessed land and house/land, and special tax treatment measures for gains on the transfer of business assets transferred upon the replacement of business assets, etc., demand for land shall be stimulated, and transfer to those who use land effectively shall be promoted.

Through the utilization and promotion of inspections (building condition survey, etc.) and the Safe R Housing system to certify that an inspection has been conducted on existing housing, the market environment where sellers and buyers can engage in transactions safely shall be developed to promote the distribution of existing houses.

In addition to the creation of a network of local public entities and business operators, etc., for the utilization of PRE⁴ and CRE,⁵ through the provision of training sessions and dissemination of guidelines, etc., for officials of the State and local public entities, the utilization of PRE and CRE shall be promoted, and necessary measures, including the dissemination of instruction manuals to prevent problems related to real estate transactions with foreign nationals as counterparties, shall be implemented in light of the internationalization of the real estate market.

Through the promotion to consider IT-based explanations of important matters (IT important matter explanation) by videoconference, etc., and electronic documentation of explanations of important matters, system infrastructure supporting new technologies shall be developed to facilitate land and real estate transactions.

(c) Stimulation of real estate market through enhancement of information

From the viewpoint of stimulating real estate investments and transactions through the initiatives listed in Part 4, the real estate information infrastructure shall be developed and improved.

2. Proper implementation of land transaction regulation system

In order to eliminate the adverse effects that speculative land transactions and steep rises in land prices have on citizens' lives and to achieve proper and reasonable land use, the basic research on land transaction regulation, etc., shall continue to be conducted to gain land transaction information to endeavor to implement the land transaction regulation system, etc., under the National Land Use Planning Act (Act No. 92 of 1974).

Part 4 Basic matters concerning the conduct of investigations and

⁴ Abbreviation of Public Real Estate.

⁵ Abbreviation of Corporate Real Estate.

provision of information, etc., on land

Under Article 18 of the Act, the State and local public entities shall, with the appropriate division of roles, work together to conduct investigations on trends in the real estate market, including cadastral data and land prices, which are important when implementing measures on land for proper land use and management, etc. In addition, the State and local public entities shall, to contribute to the smooth implementation of measures on land, provide information collected on land in an easy-to-understand way to the citizens and give consideration to the protection of the rights and interests of individuals, including the protection of personal information, when providing information. Furthermore, the information infrastructure required to achieve these matters shall be developed and improved. In order to promote the conduct of investigations and the provision of information on land in accordance with the above purpose, the following initiatives are promoted:

1. Facilitation and acceleration of cadastral surveys and updating of real estate registration information

With respect to cadastral surveys, according to the amendments to the Basic Act for Land, etc., in March 2020, in the new National Land Survey Project Ten-Year Plan starting from FY 2020, efficient survey methods are established to be introduced according to the characteristics of the area, such as the utilization of new survey procedures to allow surveys to proceed even if owners, etc., are unknown, advance surveys of public-private boundaries in urban areas, and the utilization of remote sensing data in rural areas, and based on the Plan, the facilitation and acceleration of surveys shall be achieved.

In addition, the Legislative Council - Civil Code and the Real Property Registration Act Subcommittee are studying a scheme to introduce mandatory application for inheritance registration and to facilitate updating of real estate registration information by reducing the burden of registration procedures and will be tackling a review of the basic civil legislation according thereto.

2. Promotion of development of real estate information

In addition to announcements of land price information through current land prices public announcements, etc., of real estate transaction price information, and publication of the real estate transaction price index (residential, commercial real estate), through the development of statistics and the enhancement of provision of information to accurately grasp the trends in the real estate market by developing indices for existing housing sales volume and real estate rents and developing extended market information in a collaboration between public and private sectors, etc., transparency in the real estate market shall be improved, and smooth real estate transactions shall be achieved. Furthermore, in response to individualized and

multi-polarized land prices, the survey method for land prices public announcements shall be reviewed to grasp and announce the trends of land prices in a more detailed manner.

Also, since the presence of real estate appraisal experts is an infrastructure supporting the real estate market, by providing information and other support to clients help them select real estate appraisers based on their ability and strengthening supervision against unfair appraisals, the quality of real estate appraisals shall be maintained and improved.

3. Provision, etc., of information on disaster risks, etc.

By promoting the development, publication, and utilization of information to be made available in a geospatial format, such as information on disaster risks, including inundation assumptions and local disaster history, which contributes to disaster prevention and mitigation according to the needs of society, real estate price information, and information on vacant houses/vacant land banks and the development of i-Urban Revitalization technology, etc., for visualizing urban information through 3D modeling, etc., the smooth implementation of measures on land use, management, and transactions shall be achieved.

In addition to explanations on whether or not land is located in sediment disaster prone areas or tsunami disaster prone areas as part of the explanations of important matters at the time of real estate transactions, further consideration shall be given to include explanations of flood disaster risks using hazard maps under the coverage or the explanation of important matters.

Based on the TCFD⁶ recommendations in the real estate sector, the environment development shall be implemented to promote disclosure of information on responses to climate change risks (disaster risk, etc.).

4. Development and enhancement of information infrastructure through various ledger linkage including online service initiatives, etc.

Through the linkage of registers centered on real estate registration and other ledgers, etc., of public organs, while considering the protection of personal information, a mechanism that allows relevant administrative organs to obtain information on landowners shall be under consideration for establishment.

In addition to the above, information combination from various ledgers on land shall be promoted along with a review of data formats and adjustments between systems to facilitate this process, and a mechanism for combining information that includes online service initiatives shall be under consideration for establishment.

⁶ Abbreviation of Task Force on Climate-related Financial Disclosures.

Part 5 Matters necessary to comprehensively promote measures on land

In addition to the initiatives provided in Parts 1 to 4, in order to comprehensively promote measures on land, the following initiatives are promoted:

1. Collaboration and cooperation of the State and local public entities

In order to ensure that the measures indicated above are properly implemented, the State shall, giving consideration to the promotion of proactive and independent land policies by local public entities, endeavor to establish a system of collaboration with local public entities by providing the necessary information and technical support through the provision of information on good practices, the development of guidelines, and the dispatch of experts and national officials to local public entities.

In order to facilitate the implementation of the Owner-unknown Land Act, council meetings have been held in every block throughout the country in collaboration with regional development bureaus, legal affairs bureaus, prefectures, and others to provide information and technical support to local public entities, and collaboration and cooperation with local public entities will be widely developed through these efforts.

2. Collaboration and cooperation with experts in related fields

In the future promotion of the land policy, the public and private sectors will work together to establish a system of extended collaboration among experts in related fields, local public entities, local communities, NPOs, and other relevant administrative organs, while fully taking into account their opinions and using a framework of the above councils.

In addition, since the presence of experts, etc., is an essential social infrastructure to ensure proper land use and management, the provision of a sufficient number of experts, etc., shall be promoted from large cities to rural areas.

3. Dissemination, etc., of Basic Principles on Land

Through the publication of the White Paper on Land, and activities related to the Land Month, Land Day, and other activities, appropriate measures shall be implemented to deepen the citizens' understanding of the Basic Principles on Land and various measures and systems based on them in collaboration with related organizations.

4. Procurement of funds and actors

In order to ensure that the measures indicated above are comprehensively and

systematically implemented, based on a reasonable division of roles among landowners, neighborhood residents, local communities, NPOs, administrative organs, and others, the procurement of the necessary funds and various actors involved in proper land use and management, including actors engaged in matching coordination in the area, as well as actors who use and manage land themselves, shall be taken into consideration.

5. Timely review by implementing the PDCA cycle

In order to ensure the effectiveness of the measures indicated above, the necessary review of this policy shall be conducted in a timely manner in light of changes in the social and economic situations by implementing the PDCA cycle,⁷ including appropriate follow-up on the implementation status of the respective measures with a periodical analysis and evaluation of the effects of the measures.

⁷ A management method that promotes continuous improvement by incorporating the four viewpoints of Plan (P), Do (D), Check (C), and Act (A) in the process, which makes the process a continual cycle.