

Land Acquisition System applying Land Readjustment

11/Feb/2016

EBC (Eastern Banjir Canal)



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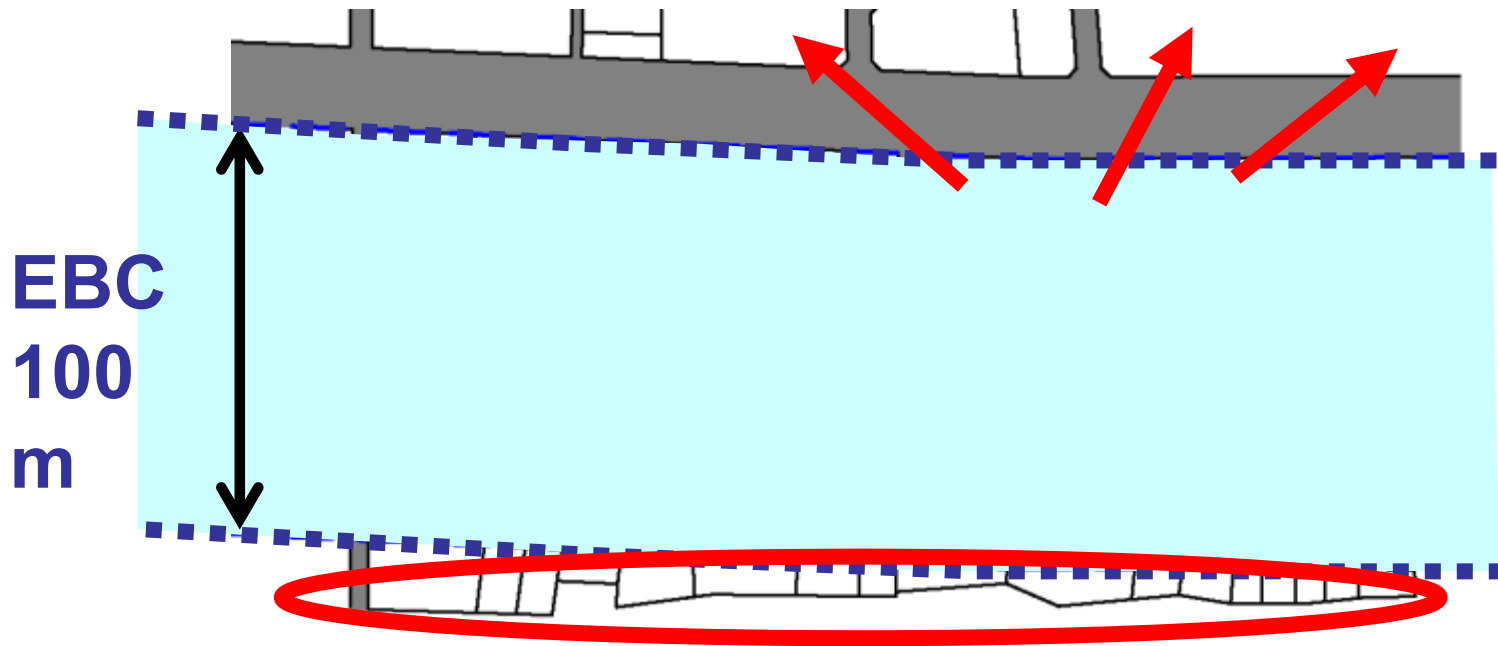


Problems of Land Acquisition

- 1) Land acquisition price cannot make landowner's agreement.
- 2) It is difficult to find alternative land near the site in a populated city.
- 3) Great efforts and administrative expenses require for negotiation with many resident peoples.

Problems of Land Acquisition

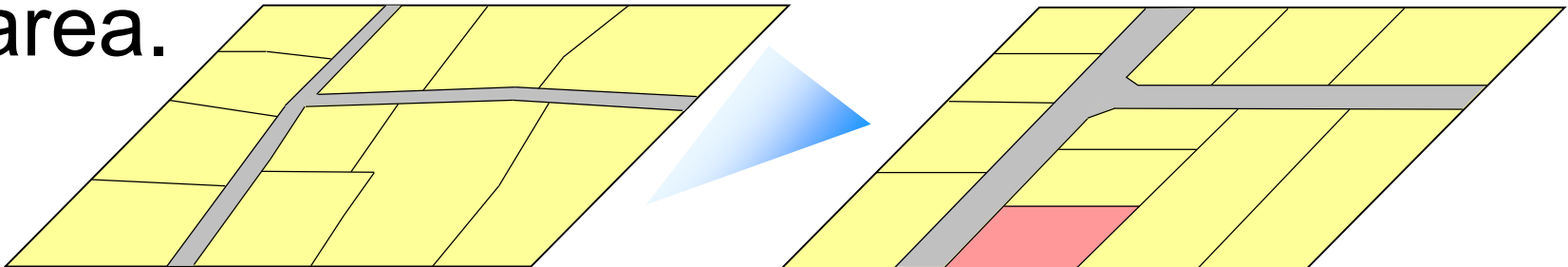
4) Existing community cannot be preserved by scattering



5) Land acquired outside the project area is not utilized effectively.

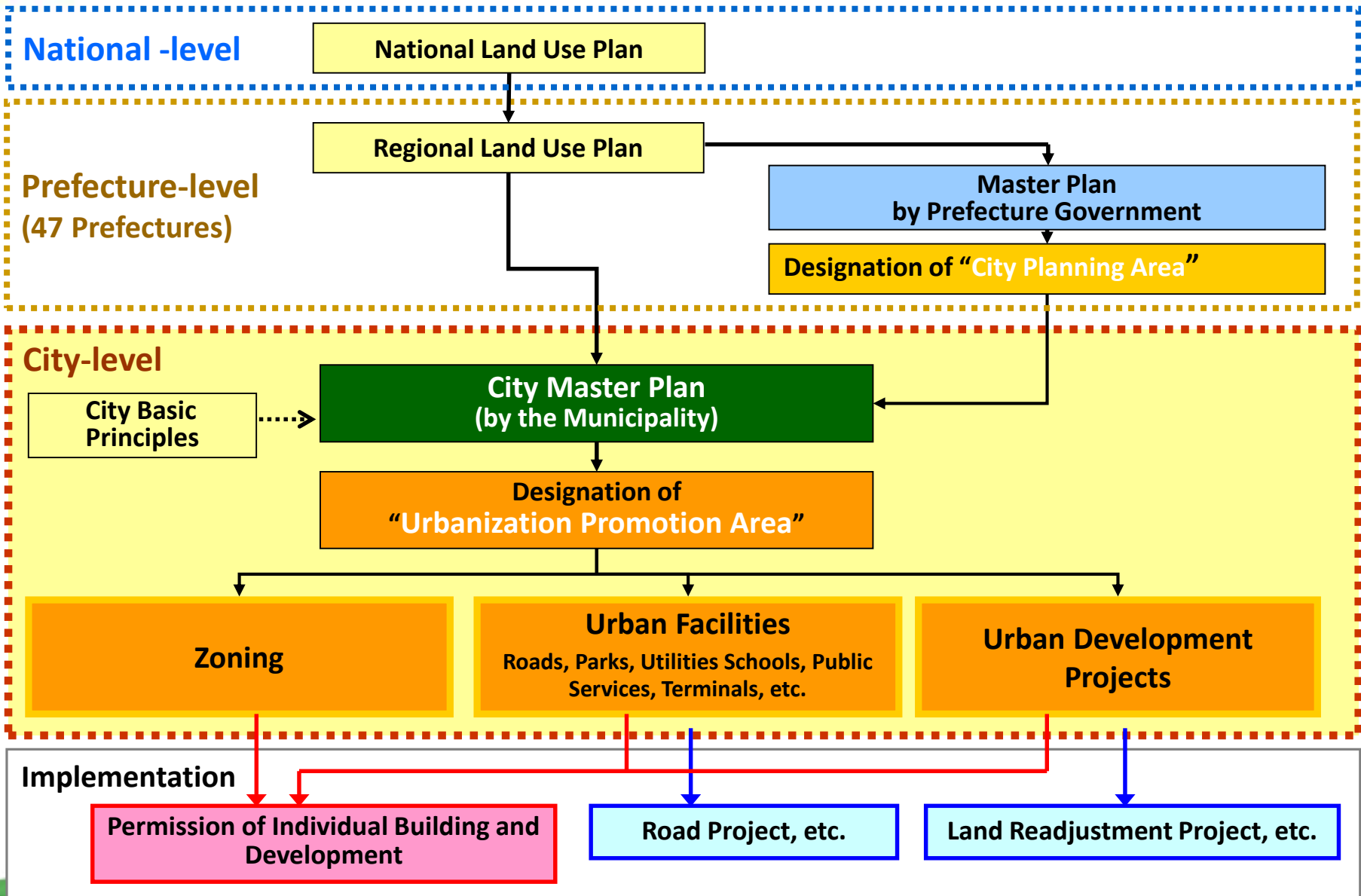
Land Re-Adjustment in Japan

- LR is an integrated urban development plan.
- Land replacement by replotting system includes construction of public facilities.
- Japan has project examples at about 12,000 districts, at about 400,000 ha.
- Not only in urban area but also in suburb area.





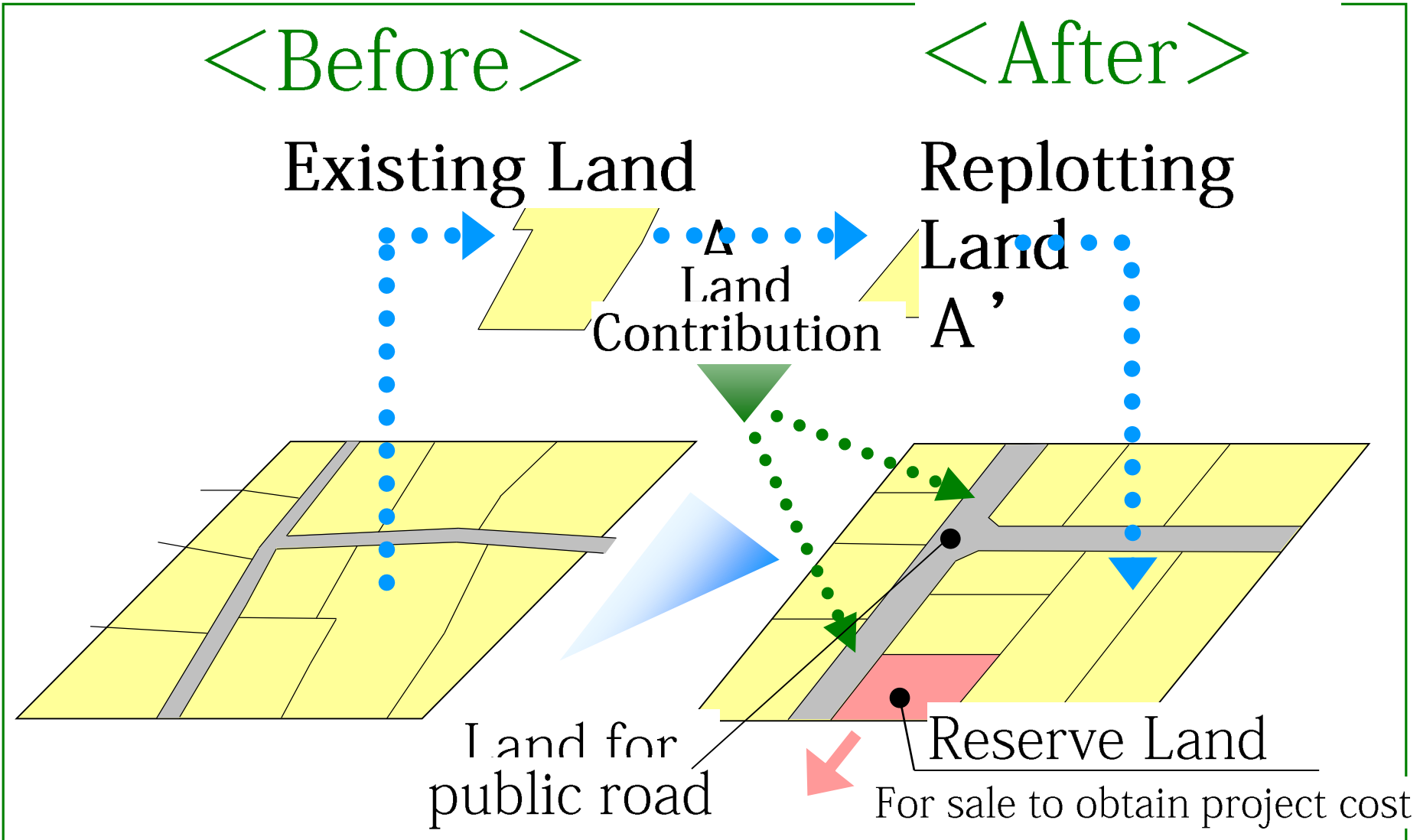
1. Overall Urban Planning System in Japan



Features of Land Readjustment

- Fair participation through “Land Contribution”.
- Seeking financial sources by guaranteeing development profit (Reserve Land)
- Implementation by Landowners
- Keeping the right of lands during and after project implementation.
- Project implementation based on consensus among land owners.

Land Replotting and Land Contribution



Reserve Land (Calculation

< Before >

Development Profit
0.2 billion yen

Total Land Value
1 billion Yen

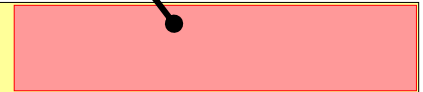
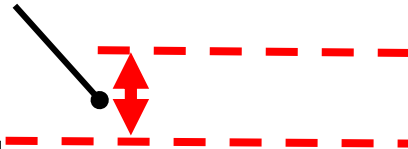
$(10,000 \text{ m}^2 \times 100,000 \text{ yen/m}^2)$

< After >

Reserve Land
(1,000 m²)
150 million Yen

Total Land Value
1.2 billion Yen

$(8,000 \text{ m}^2 \times 150,000 \text{ yen/m}^2)$



Implementation Body

- **Public Sector**

- **Private Person**: a landowner or few land owners

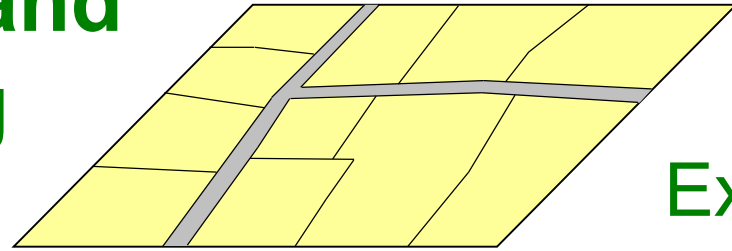
- **Partnership**: established by landowners more than 7 persons

- **Company**: established by landowners and firms

※Land readjustment law in Japan.

Flow of Land Re-adjustment Project

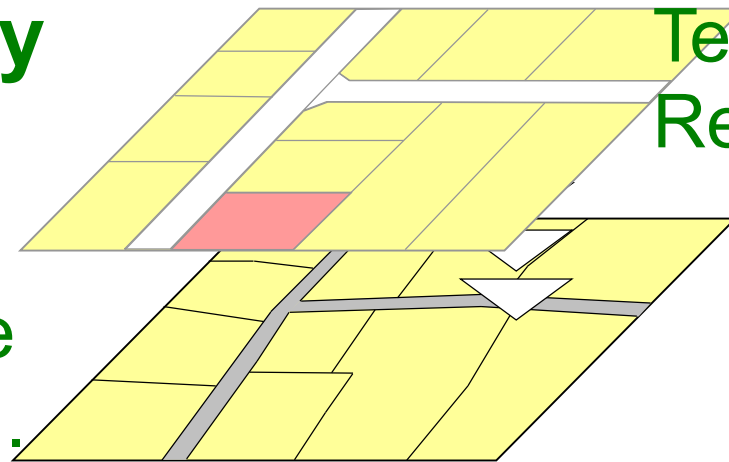
**Approval of Project and
Setting up Executing
Body**



Existing



**Notice of Temporary
Replotting**



Temporary
Replotting

※Land Registration are
remained unchanged.



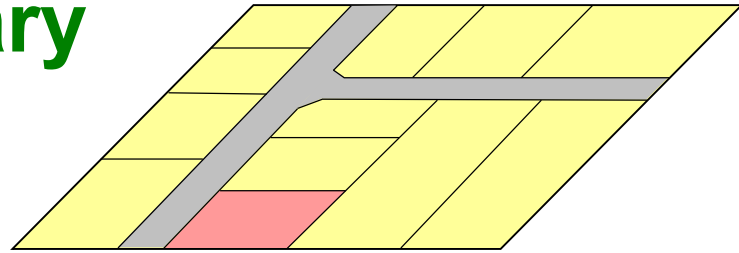
Construction works
start

Flow of Land Re-adjustment Project



Construction works complete

**Disposal of Temporary
Replotting and
Registration**



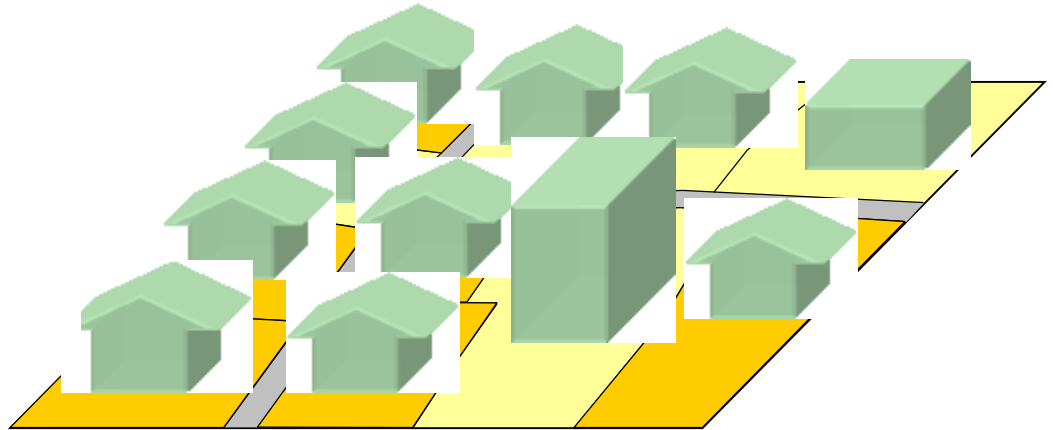
Collecting or payment
of grant equity to
landowners

**Dissolution of Cooperation
Project Complete**

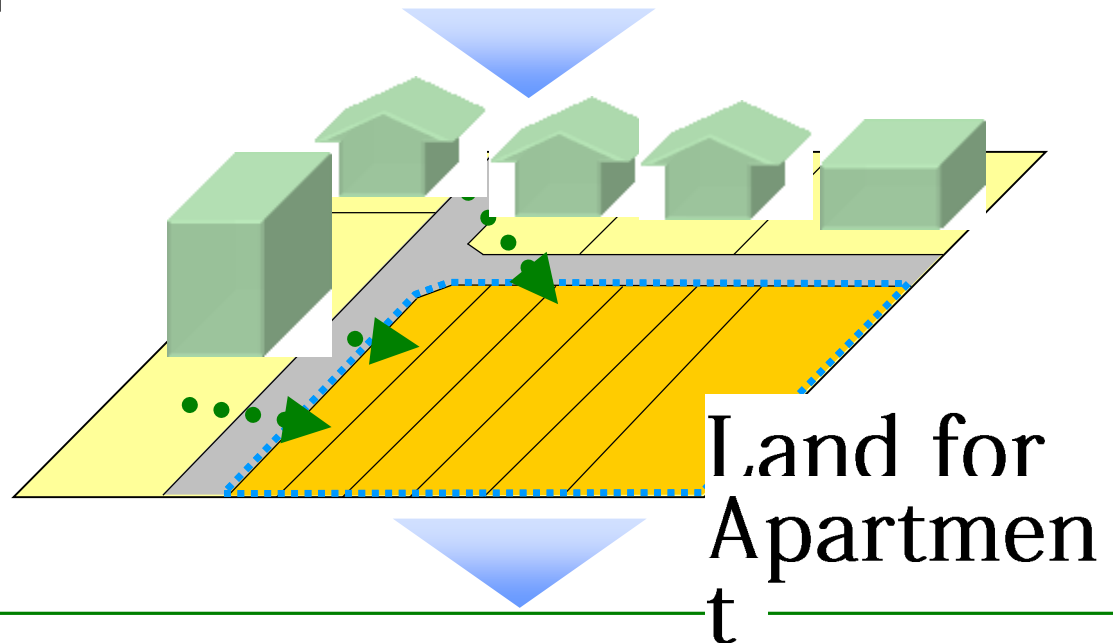
Construction of Apartment

< Before Land Readjustment >

Applicants to apartment



< After Land Readjustment >

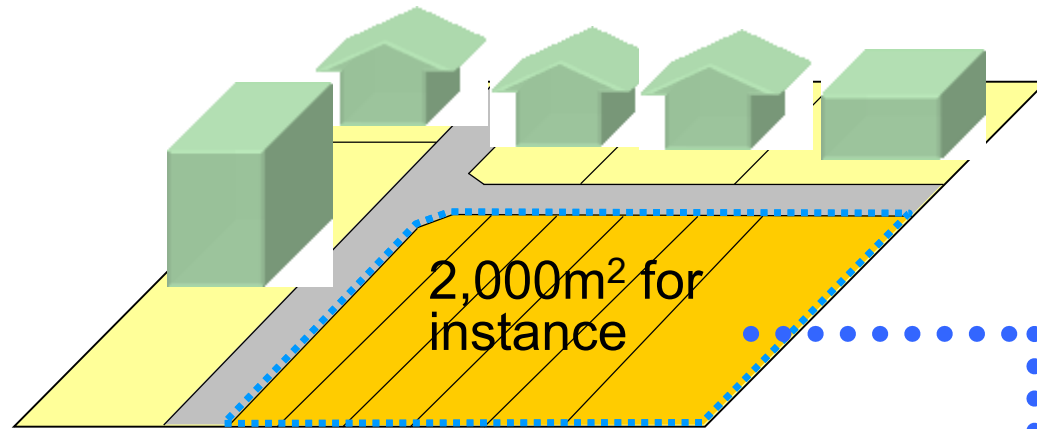


Land for
Apartment

Construction of Apartment

<Apartment>

Building Cost
900 million yen

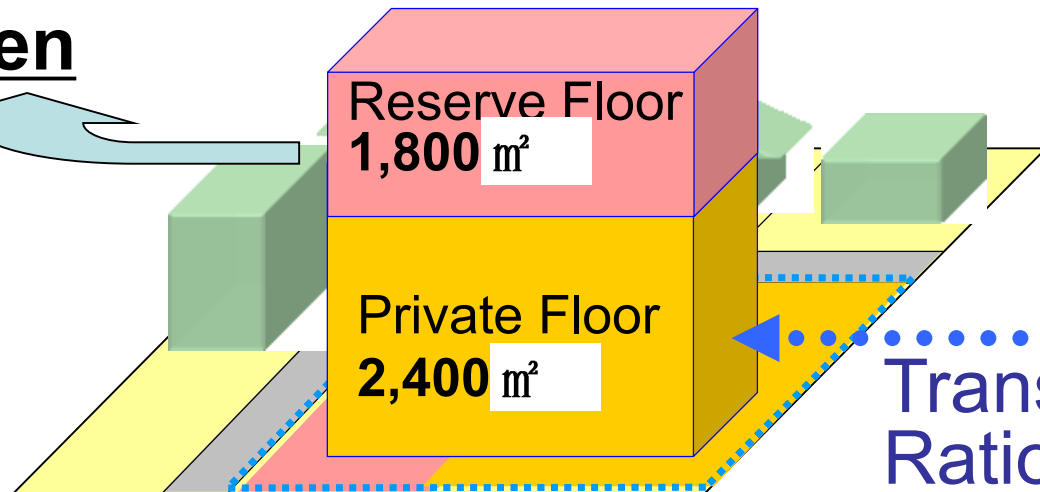


Total Floor **4,200 m²**

Reserve Floor
1,800 m²

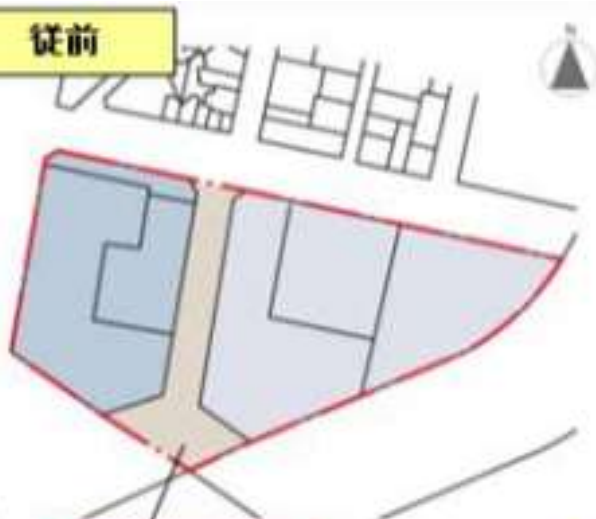
Private Floor
2,400 m²

Transform
Ratio=**1.2**



Construction of Apartment

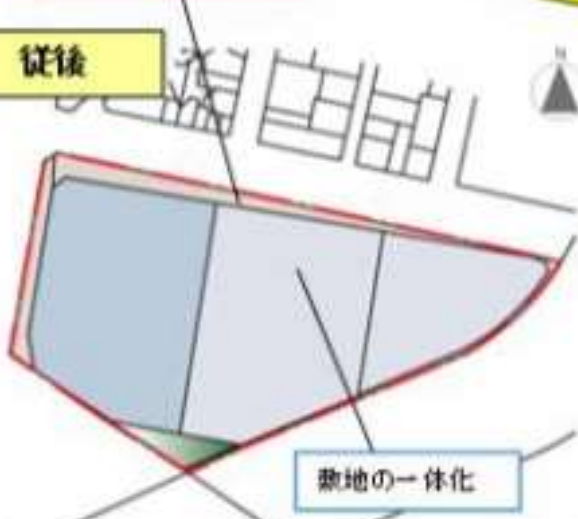
従前



公共施設の付替え



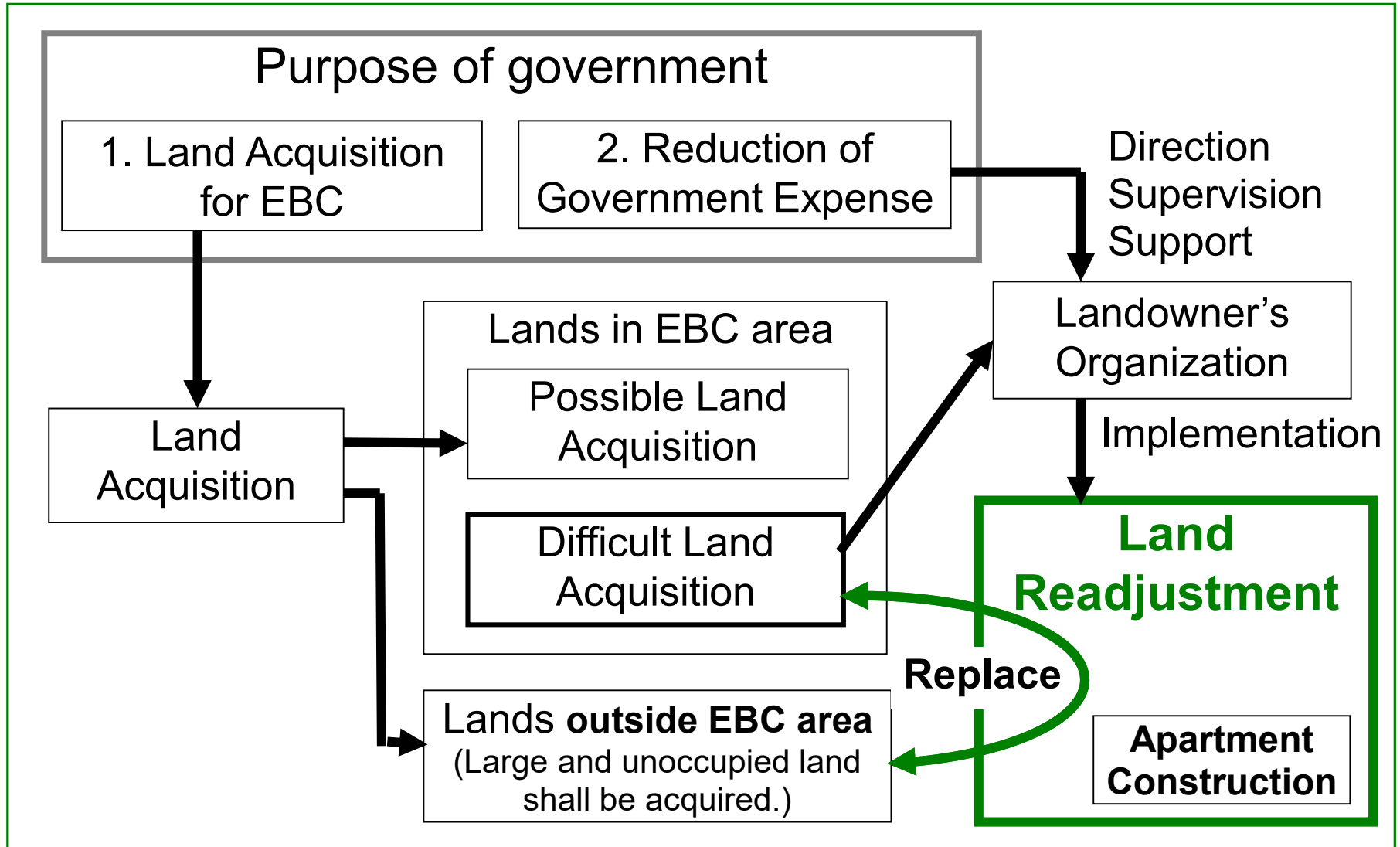
従後



敷地の一体化

EBC Project in Jakarta

Land Acquisition System Applying Land Readjustment



Cases of Land Readjustment area

Progress of Land Acquisition

Lands remain in a group

Lands remain in pieces

Case A

Large and Empty Land

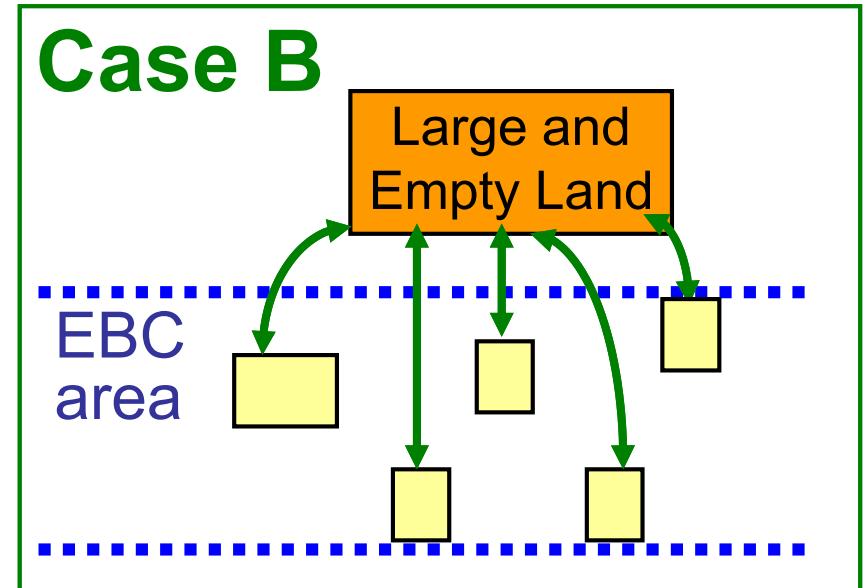
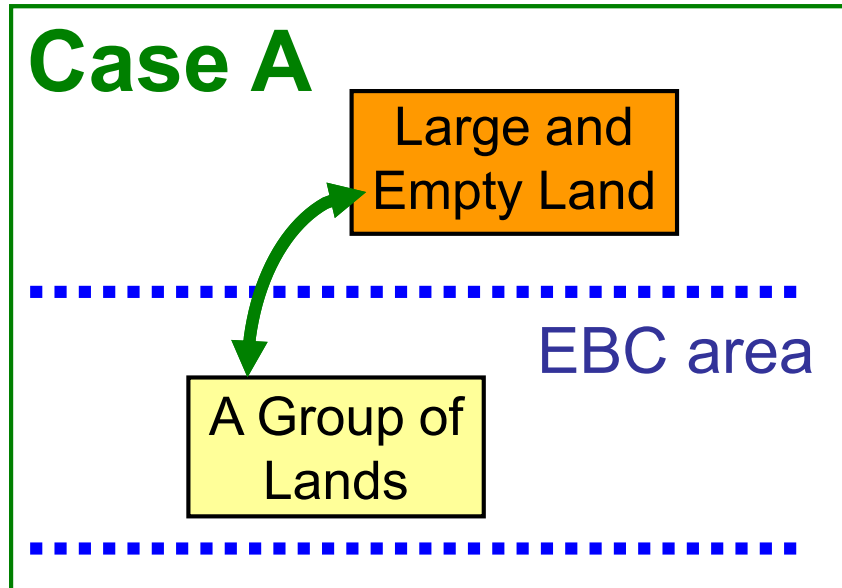
A Group of Lands

EBC area

Case B

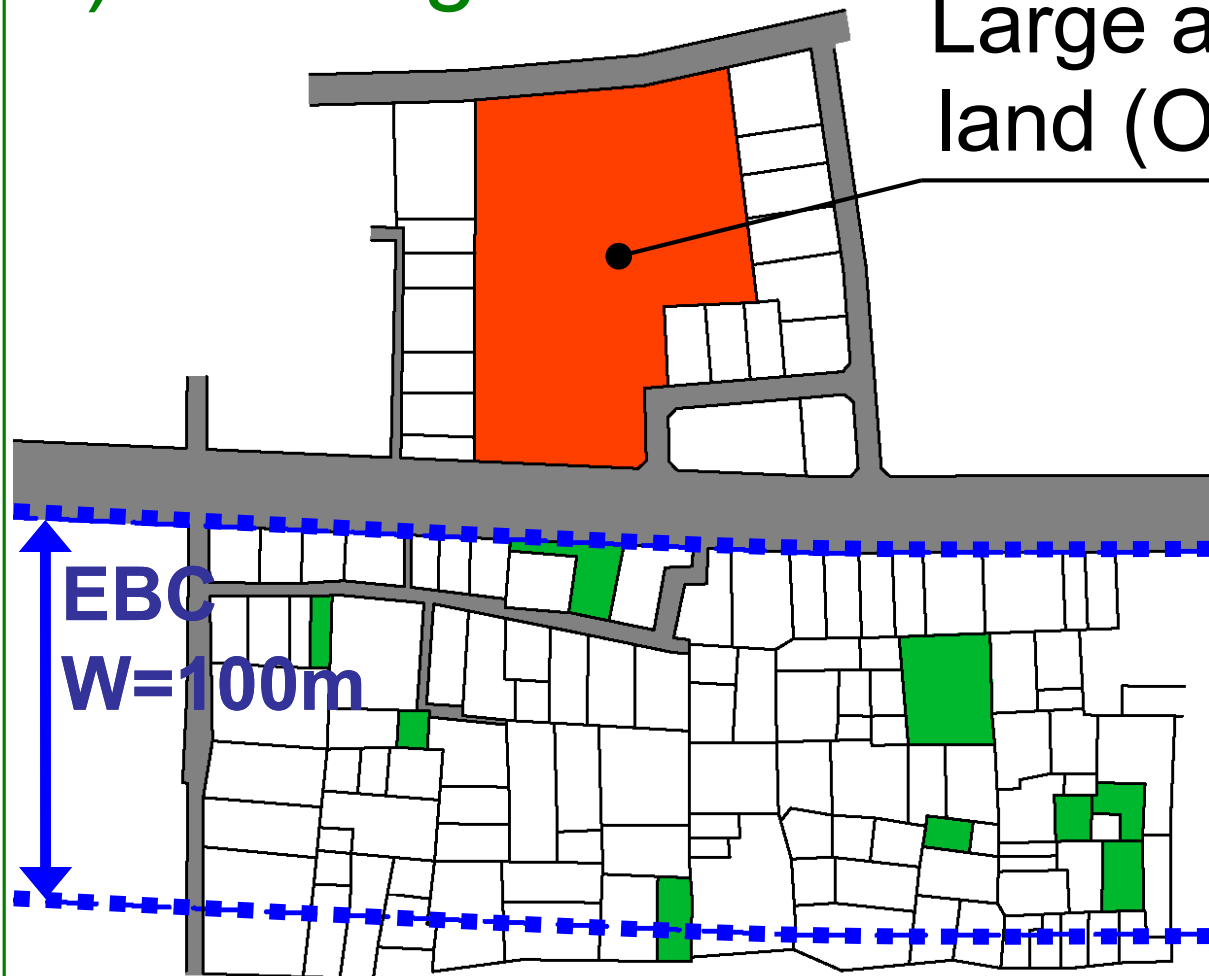
Large and Empty Land

EBC area



Land Readjustment Project (Case A)

1) Existing



Large and unoccupied land (Outside of EBC)

Legend

Acquisition Completed

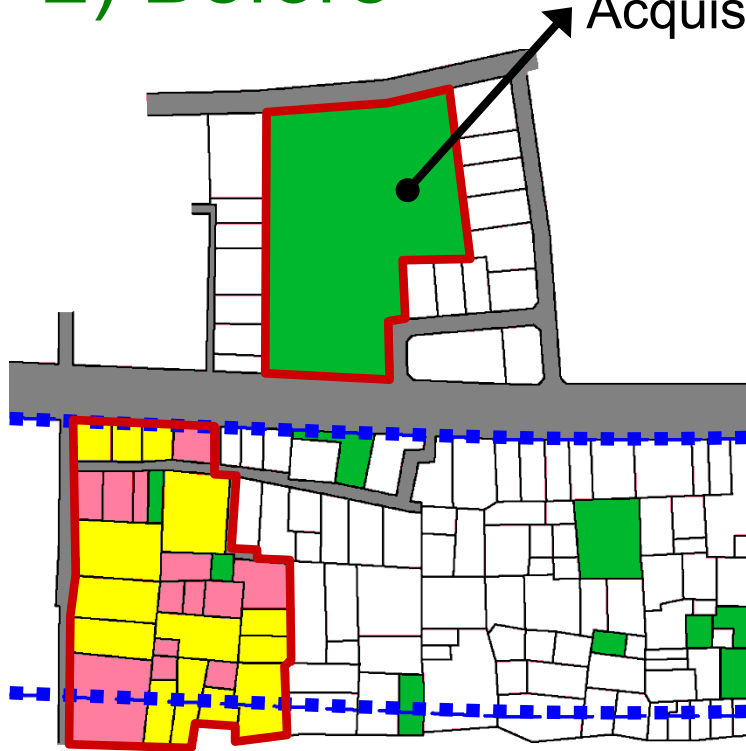
Road

Intention for Sale

Land Readjustment Project (Case A)

2) Before

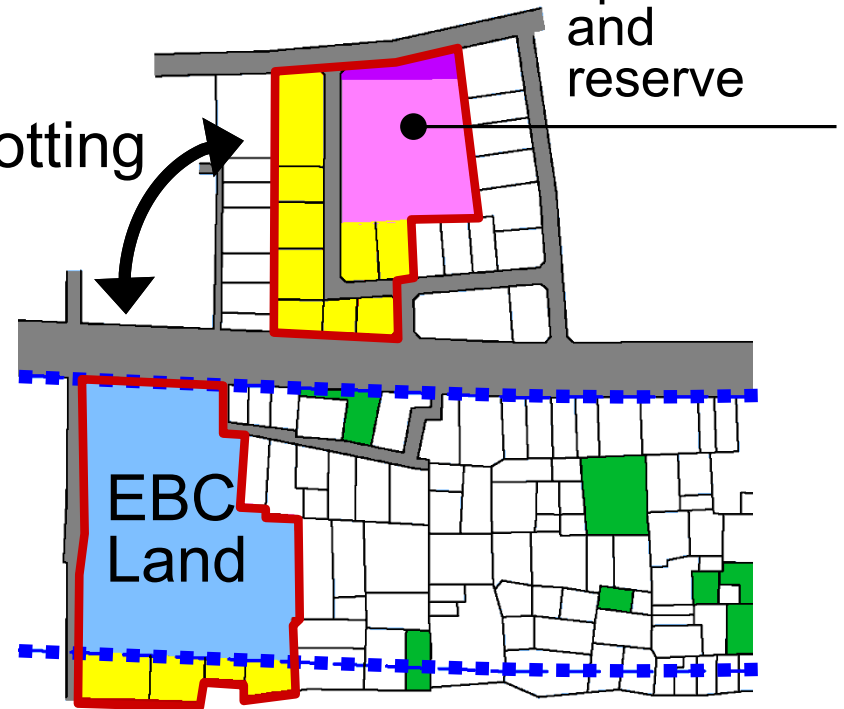
Land Acquisition



3) After

Land for apartment and reserve

Replotting



Legend

LR area

Applicants to house

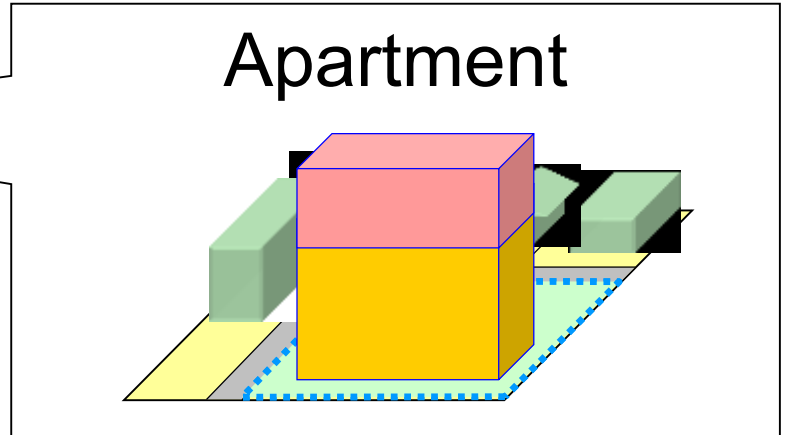
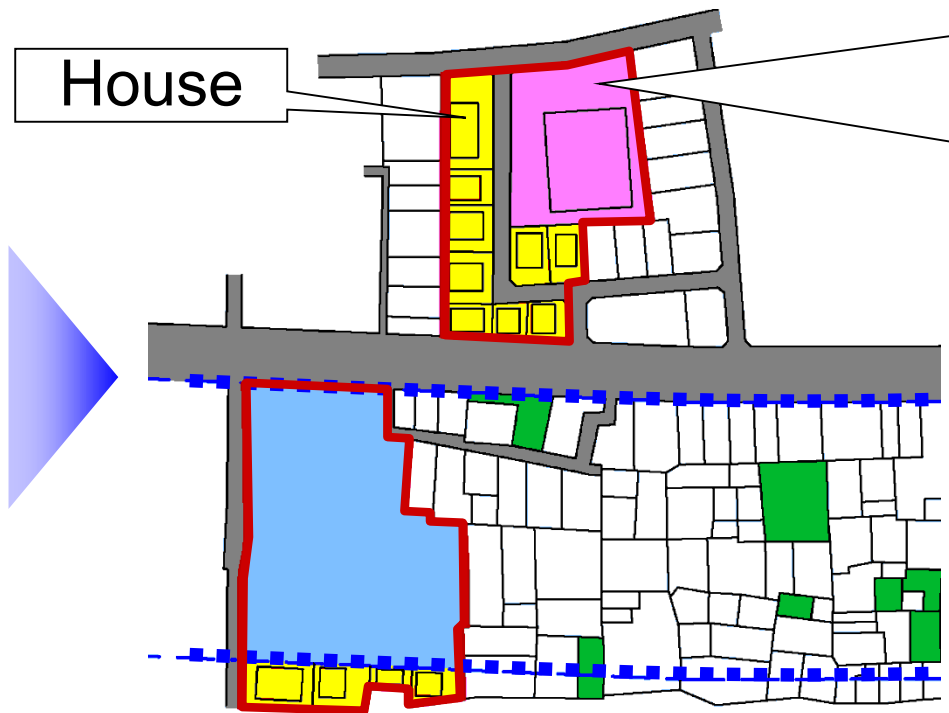
Applicants to apartment

Acquisition Completed

Reserve Land

Land Readjustment Project (Case A)

4) Building & Construction



Legend

LR area

Applicants to house

Applicants to apartment

Acquisition Completed

Land Re-Adjustment Project (Case B)

1) Existing



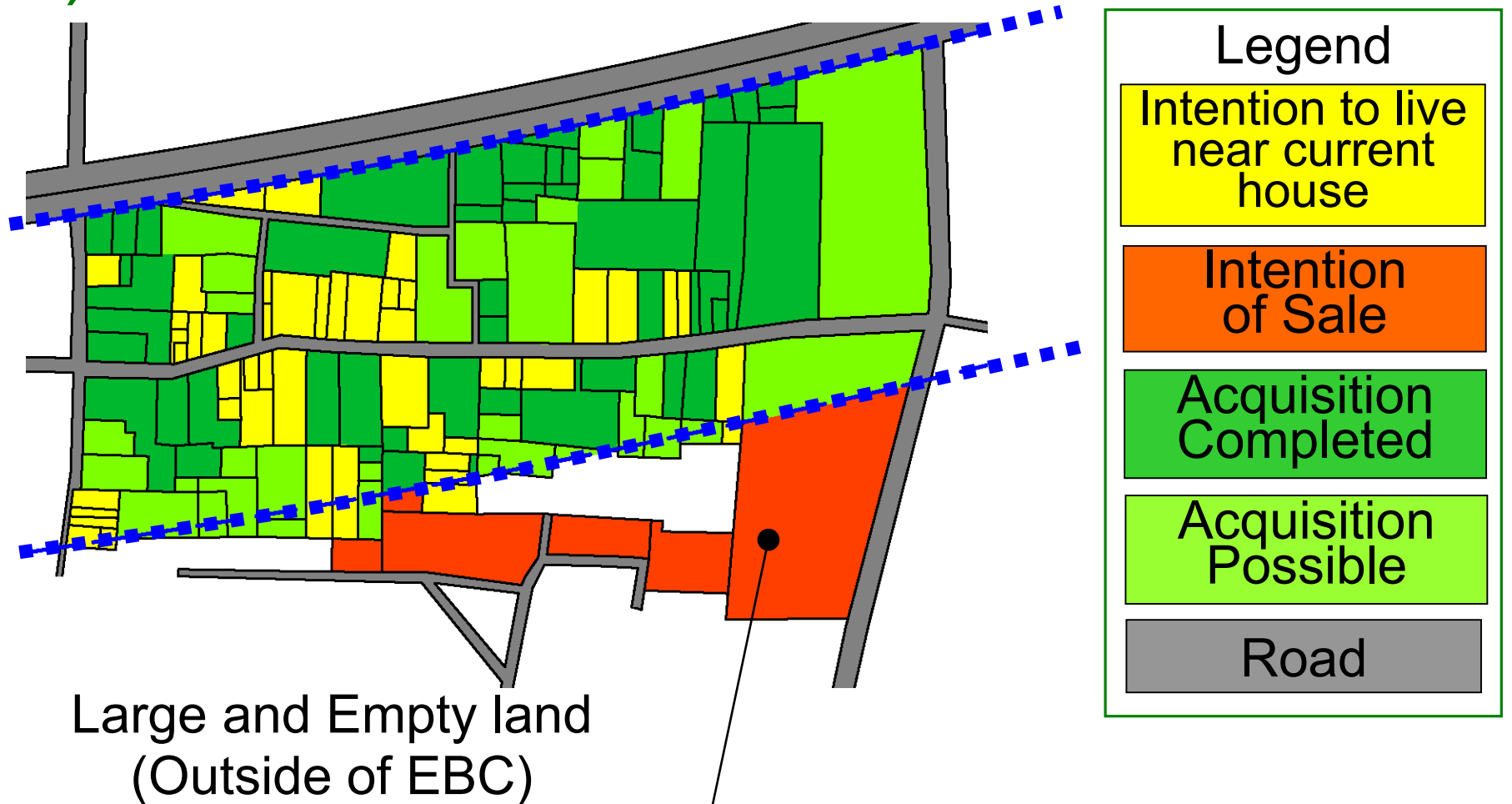
Legend

Acquisition
Completed

Road

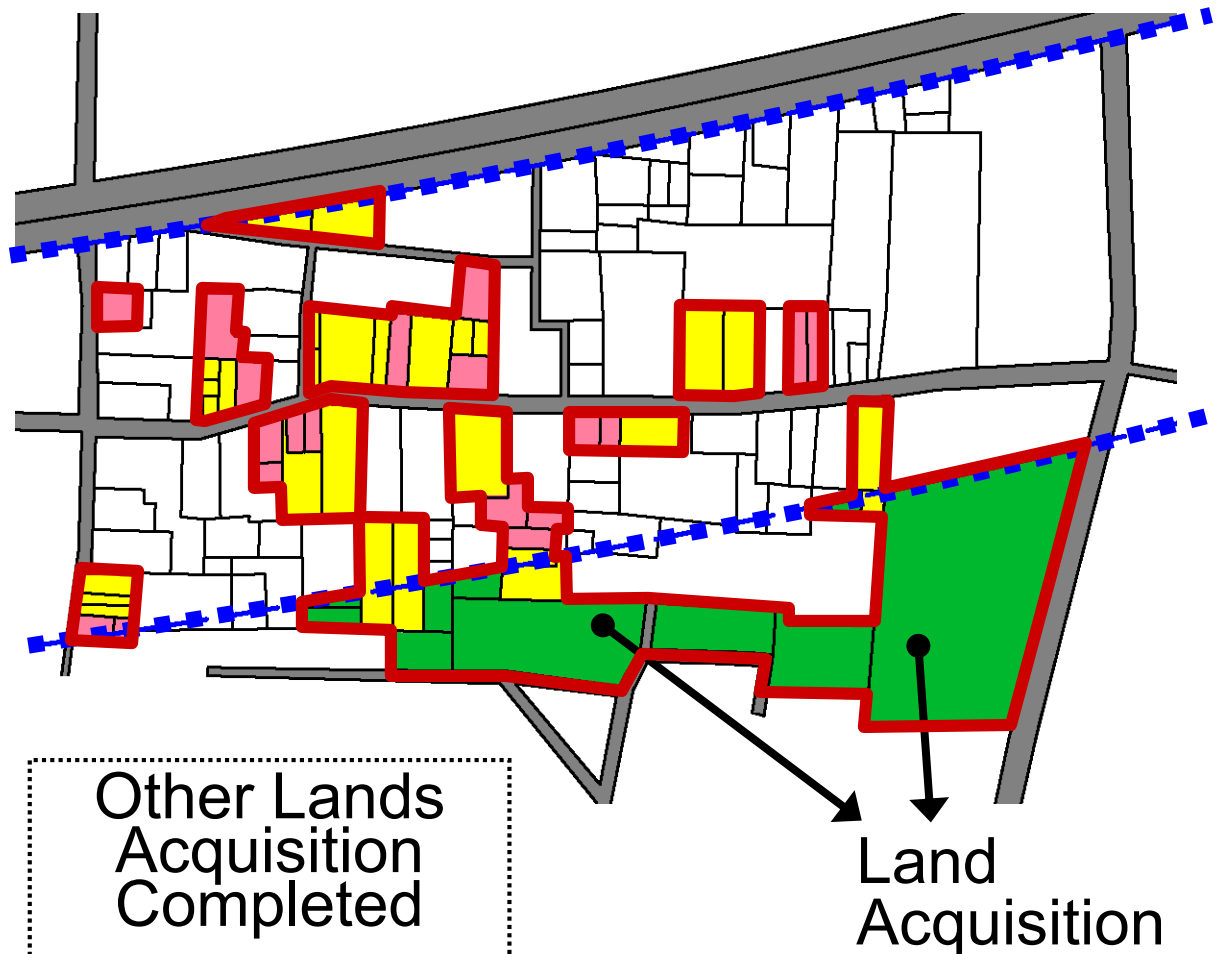
Land Readjustment Project (Case B)

2) Intention of Landowners



Land Readjustment Project (Case B)

3) Before Land Readjustment



Legend

LR area

Applicants to house

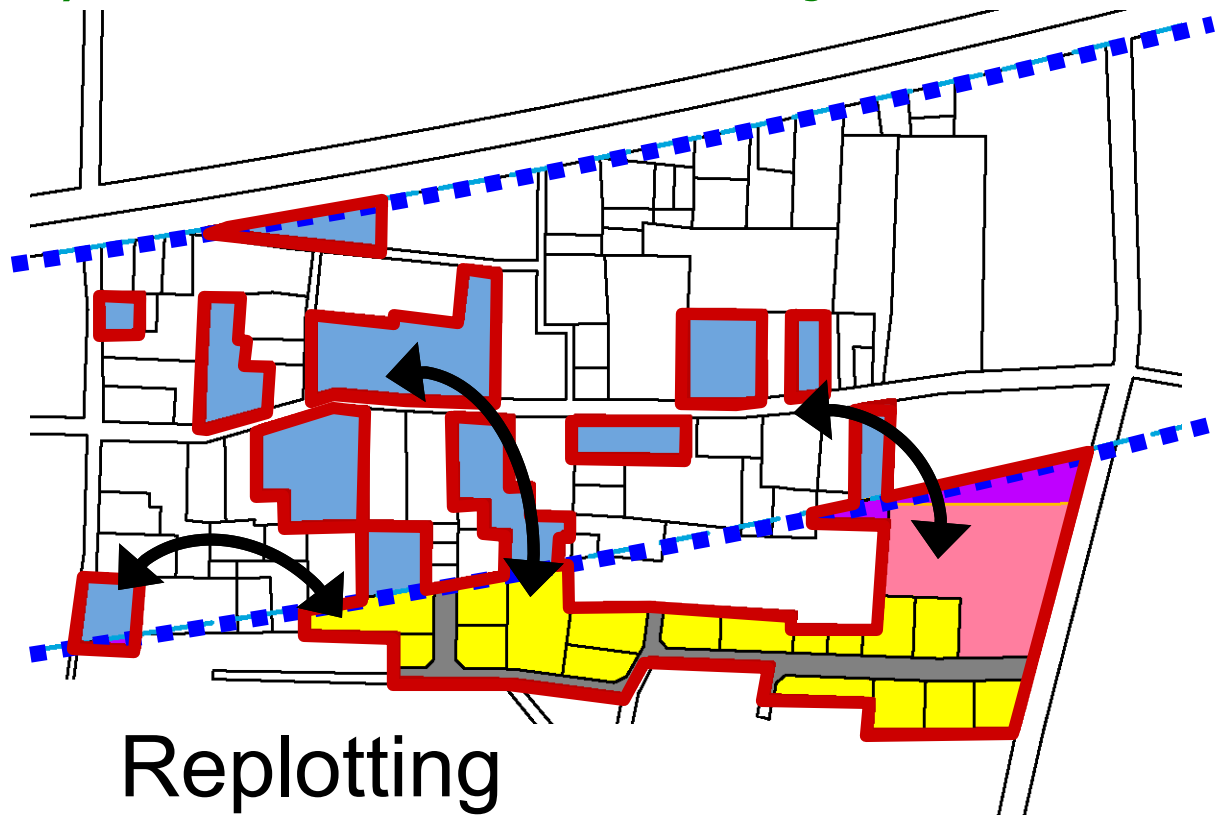
Applicant apartment

Acquisition Completed

Road

Land Readjustment Project (Case B)

4) After Land Readjustment



Legend

LR area

Applicants to house

Applicant to apartment

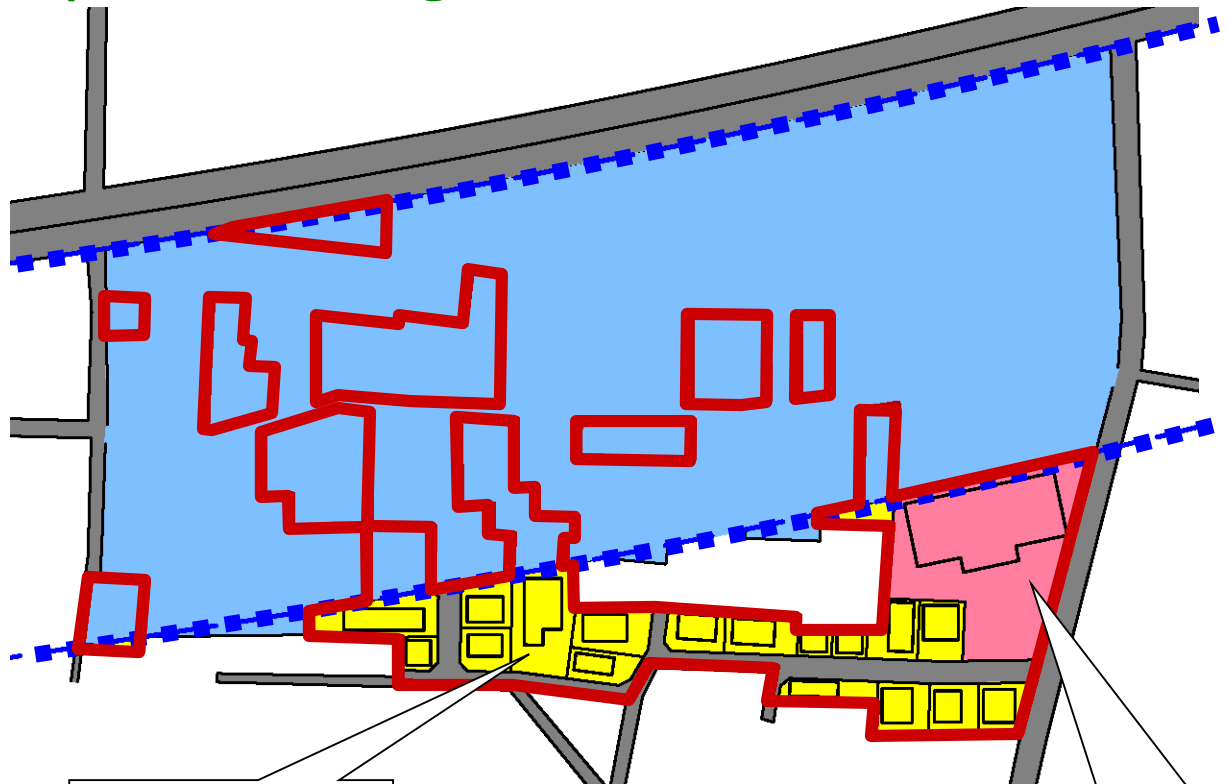
Reserve Land

EBC Land

Road

Land Readjustment Project (Case B)

5) Building & Construction



Legend

LR area

Applicants to house

Applicants to apartment

EBC Land

Road

House

Apartment

Merits of “LR” method, Land Owners

- To obtain alternative house near current residence.
- To keep existing community.
- To obtain apartment house without personal expenses.
- To produce project cost by selling reserve land

Merits of “LR” method, Government

- To obtain lands for EBC.
- To reduce administrative expenses for negotiation.
 - To implement land re-arrangement by landowners.
 - To apply purchased land for replotting (=effective land use).
 - To improve environment in urban area

Study for Implementation

Subject

- 1) Survey for condition
- 2) Planning for land readjustment scheme
- 3) Selection of model area
- 4) Case study in model area
- 5) Project schedule study
- 6) Tasks for implementation