

Report of the Council for the Relocation of the Diet and Other Organizations

December 20, 1999

Chapter 5: Considerations for Candidate Sites

The following items must be considered for the selected candidate sites.

(1) Need for measures to prevent land speculation

Since the relocation of capital functions is a national project that Japan would undertake for the first time in modern times, land speculators are likely to concentrate their efforts on the selected candidate sites. This could lead to inflated land prices. If such increases occur, the smooth acquisition of the land needed for building the new city would be greatly impeded. In the worse case, it would even be difficult to use the land appropriately on the candidate site.

It is therefore necessary to decisively preclude speculative land transactions and sudden increases in land prices on the candidate sites. The Council strongly requests the government and local municipal agencies make every effort to prevent land price increases by all available means, including the designation of areas to be monitored.

(2) Requests addressed to local government offices

The relocation of the capital functions would be implemented in a gradual stepwise manner for a prolonged period, beginning with the initial relocation of the minimum functions needed for operating the project itself. The local government would assume part of the responsibility in terms of money, people, and physical resources for buildings and improvements.

The Council expects the local government to fulfill the responsibilities assigned to it. This responsibility includes efforts for implementing plans for the new land acquisition policy and for resolving problems involved in the current local government systems. Excessive expectations for benefits resulting from the relocation should be avoided and a degree of calm is highly recommended.