

Status and trend of conversion of land use.

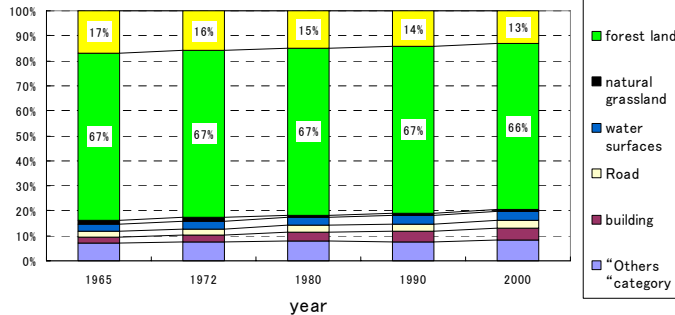
Land used for agriculture and forestry has been converted to urban usages such as residential and roadway applications. The rate at which this conversion is taking place, however, has been decreasing continuously since 1992.

Changes in area by Land Category

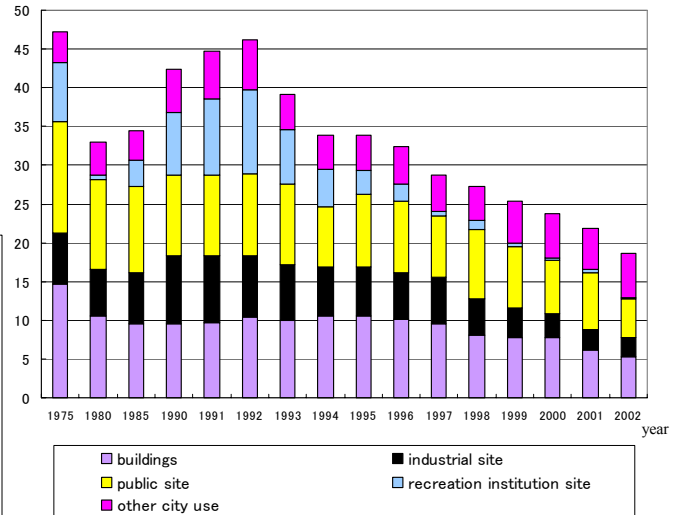
(Nationwide) UNIT : 10000ha

	1965	1972	1980	1990	2000	1965 - 2000 fluctuations of area
agriculture	643	599	561	534	491	-152
forest land	2,516	2,523	2,526	2,524	2,511	-5
natural grassland	64	56	33	27	27	-37
water surfaces	111	112	115	132	135	24
Road	82	91	104	114	127	45
building	85	111	140	161	179	94
"Others" category	270	282	298	285	309	39

Changes in composition of land use



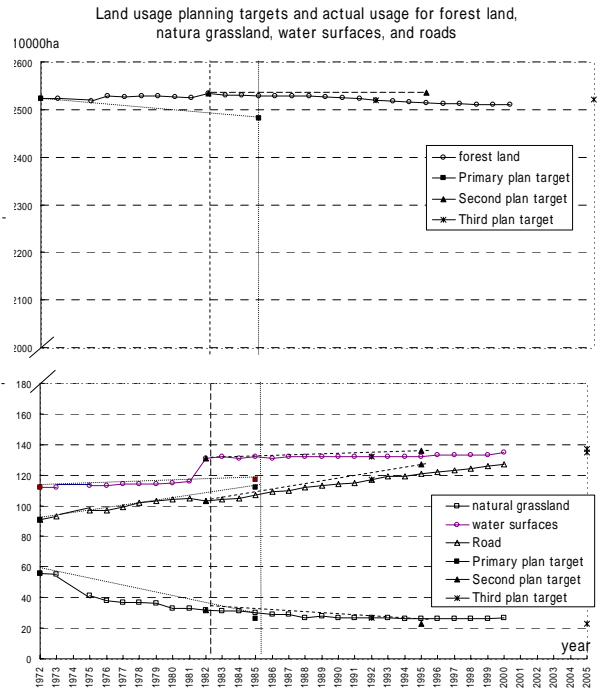
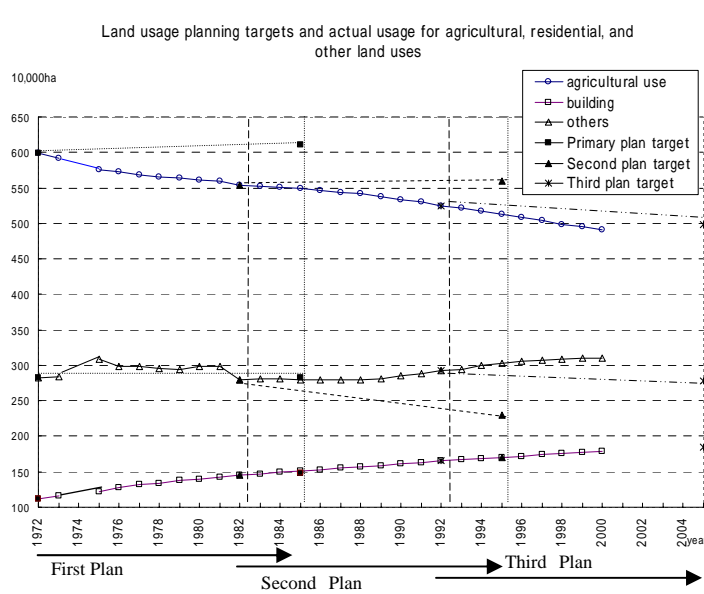
(1000ha) Area converted from agriculture and forestry to urban usage



Note:
Areas of agricultural use, forestry, and reclaimed land are included in the designation agriculture and forestry usage.

The change of national land use and the goal of the national land use plan

Actual losses of agricultural land have been larger than those approved through primary, secondary and tertiary planning stages. Although anticipated losses of forest land through the primary planning stage are small, land uses falling into "Others" category tend to increase throughout the secondary and tertiary planning stages. For all other categories, the discrepancy between planned and actual use is small.



In addition: A public accommodation site, a recreation site, the cultivation abandonment ground, the northern territories

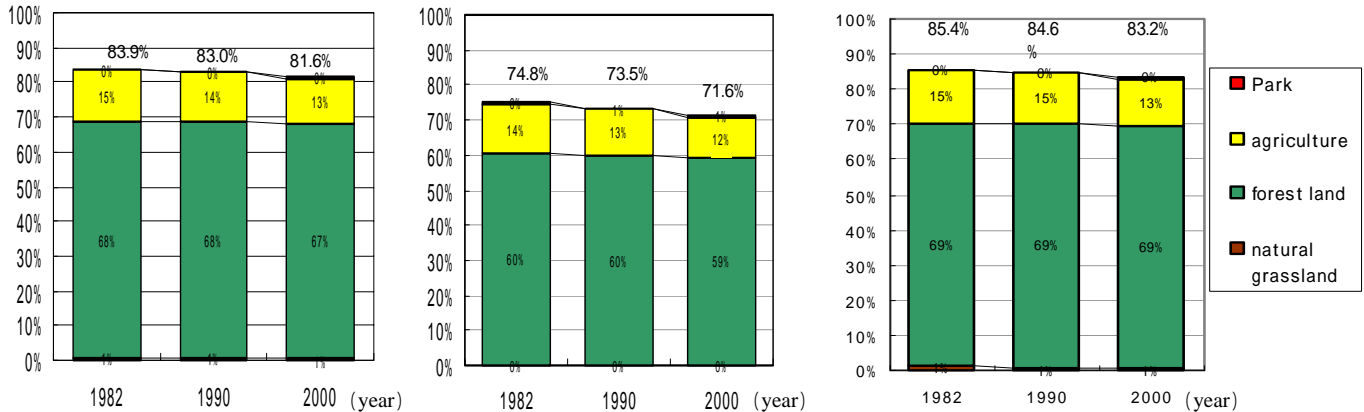
Transition of green space ratio.

Over the past 20 years, the ratio of open green space coverage has decreased throughout all regions of Japan. Although vegetation coverage has increased in urban parks, overall coverage has decreased due to losses in forest land and agricultural lands, which comprise the majority of natural vegetation.

Nationwide

The three metropolitan areas

Other areas



Note:

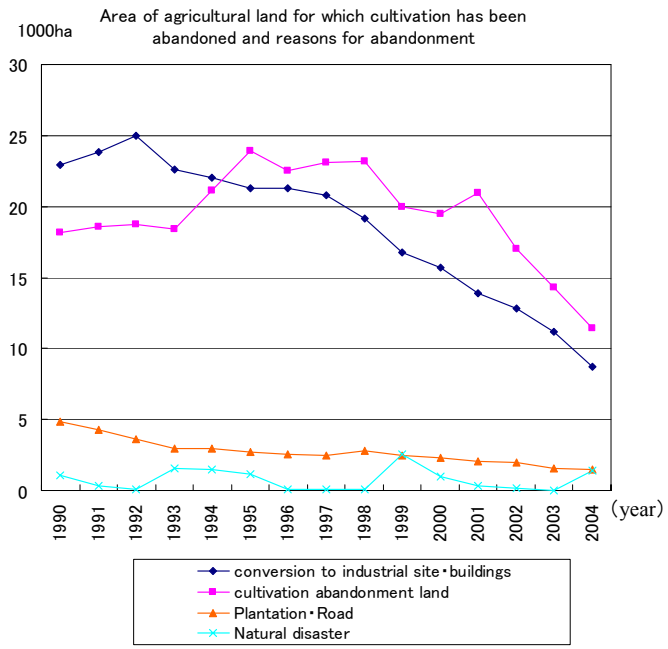
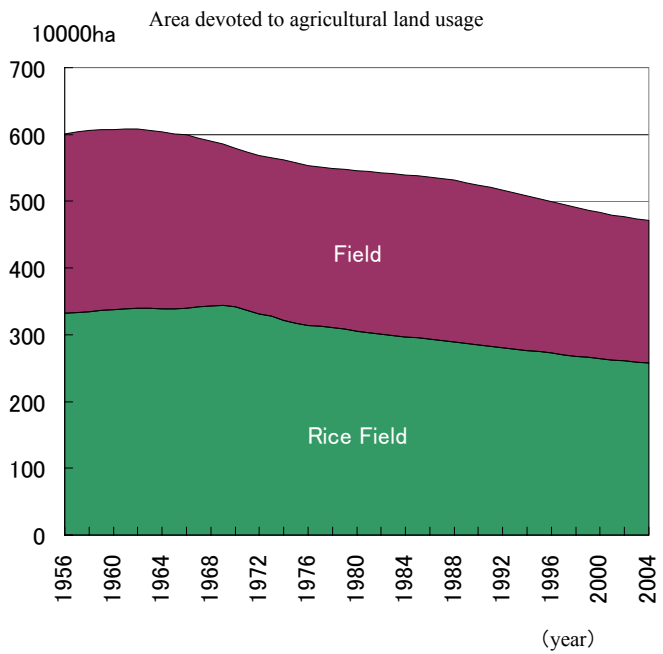
Ratio of open green space coverage: The percentage of land reserved for agriculture, forest land, natural grassland, and urban parks.

The term the three metropolitan areas refers the Tokyo, Nagoya, and Kansai urban economic spheres.

The term other areas refers to all regions not included in the three metropolitan areas.

Transition of agricultural land and area of abolished agricultural land.

The conversion of agricultural land to industrial and residential uses has decreased slightly since peaking in 1992. In addition, cultivation abandonment land has been decreasing lately.



Note:
The term cultivation abandonment land refers to land that had been cultivated in the past, but which at the time of the survey had reached a state where new cultivation was not possible.

Status of intentionally uncultivated lands by areas.

With some exceptions, the cultivation abandonment land is increasing nationwide.

A look at abandonment per region and topographical characteristics shows that cultivation is abandoned most often in hilly and mountainous rural areas.

Cultivation abandonment land nationwide and by region

Units: thousands of hectares, %

	area of cultivation abandonment land			increase and decrease rate		rate of cultivation abandonment land		
	1995	2000	2005	1995 ~ 2000	2000 ~ 2005	1995	2000	2005
Nationwide	162	210	385	30%	83%	3.8%	5.1%	11.2%
Hokkaido	9	9	19	6%	116%	0.9%	0.9%	2.0%
Tohoku	31	44	71	43%	62%	3.8%	5.6%	10.5%
Hokuriku	8	11	18	32%	60%	2.7%	3.7%	7.5%
Kanto/Tosan	41	55	99	34%	80%	5.7%	8.1%	18.7%
Tokai	14	16	33	14%	109%	5.6%	6.8%	18.8%
Kinki	7	10	19	42%	86%	3.2%	4.7%	11.6%
Chugoku	15	20	39	30%	94%	6.1%	8.5%	23.2%
Shikoku	9	12	23	32%	90%	6.4%	9.0%	22.8%
Kyushu	26	31	61	22%	96%	5.0%	6.5%	15.4%
Okinawa	2	2	3	-7%	62%	4.7%	4.8%	12.7%

Note:

The term cultivation abandonment land as used in the agriculture and forestry census refers to a situation where land that had previously been cultivated was left uncultivated for at least one year with no apparent prospect of new cultivation. This definition differs from that used in statistics (land in a condition that precludes new cultivation) for arable land and commercial plantings.

Regions used in this study are defined as follows:

Tohoku: Aomori, Iwate, Miyagi, Akita, Yamagata, and Fukushima Prefectures

Hokuriku: Niigata, Toyama, Ishikawa, and Fukui Prefectures

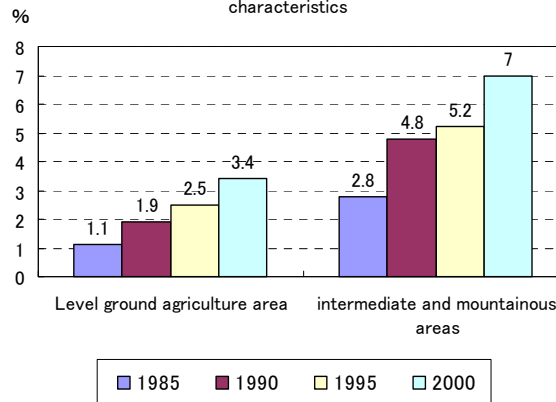
Kanto/Tosan: Ibaraki, Tochigi, Gunma, Saitama, Chiba, Kanagawa, Yamanashi, and Nagano Prefectures, as well as Tokyo Metropolis

Tokai: Gifu, Shizuoka, Aichi, and Mie Prefectures

Kinki: Shiga, Kyoto, Osaka, Hyogo, Nara, and Wakayama Prefectures

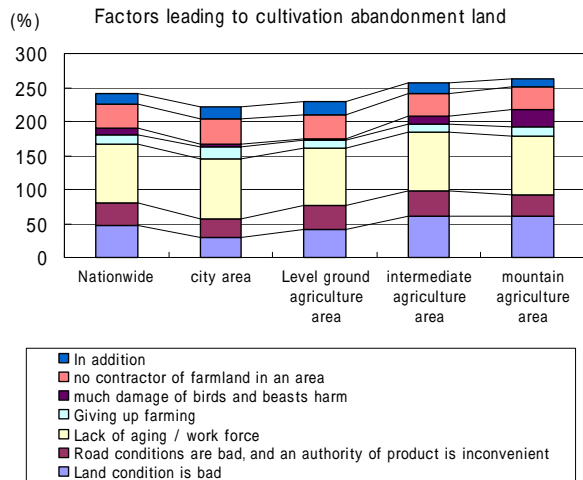
The regions used in the agriculture and forestry census are based on the use of municipality and district names that are no longer current.

Cultivation abandonment land categorized by topographical characteristics

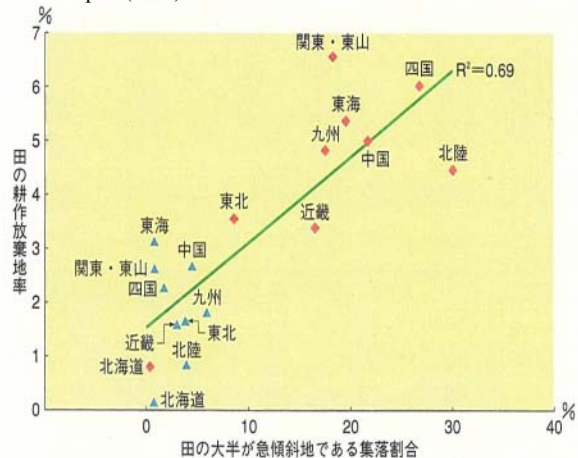


Reason for intentionally uncultivated lands.

Reasons most often given for cultivation abandonment land include advancing age of the labor force, lack of sufficient labor, severe slopes and other disadvantageous topographical characteristics, lack of proper access roads, and lack of takers for available acreage.



Correlation between cultivation abandonment land and locales where the majority of agricultural land lies on steep slopes. (2000)



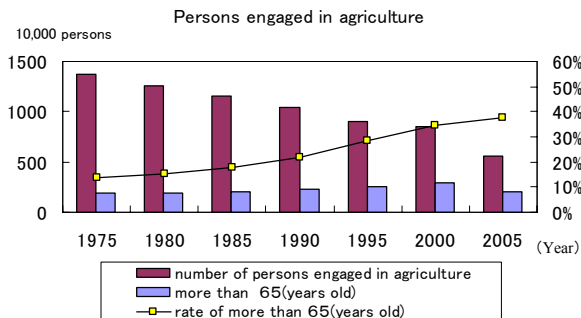
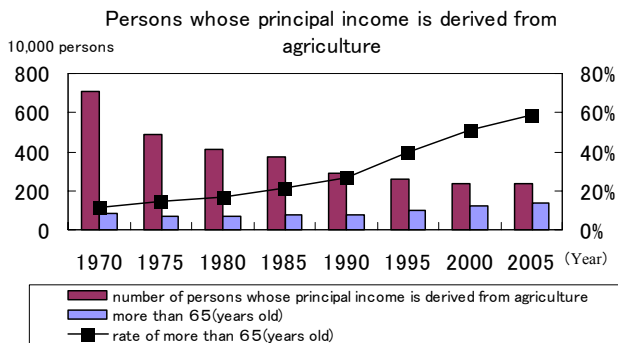
△:Level ground agriculture area

◇:intermediate and mountainous areas

Transition of number of farmers and rate for aging.

The number of persons engaged in agriculture has been decreasing, but in recent years this trend is lessening (particularly among those whose principal income is derived from agriculture) and the number of persons newly entering the agricultural workforce is increasing.

The agricultural workforce, however, does continue to age rapidly.



Note:

The term persons engaged in agriculture refers to any person 15 years of age or older who had been engaged in agriculture anytime during the year prior to the survey.

The term persons whose principal income is derived from agriculture refers to those persons engaged in agriculture whose main source of income comes from their agricultural work.

The term persons newly entering the agricultural workforce refers to persons who graduated from school or left other employment prior to joining the agricultural workforce.

Status of forest area and resource of forest.

During the 40 years from 1960 to 2000, there was virtually no change to the area occupied by forests.

A detailed look at recent conditions shows that there has been a slight decrease in the area occupied by forests, but that forest resources (accumulated volume) are steadily increasing.

A look at plantations and natural forests shows that the area occupied by plantations has increased slightly as the area occupied by natural forests has decreased slightly, and that this trend continues.

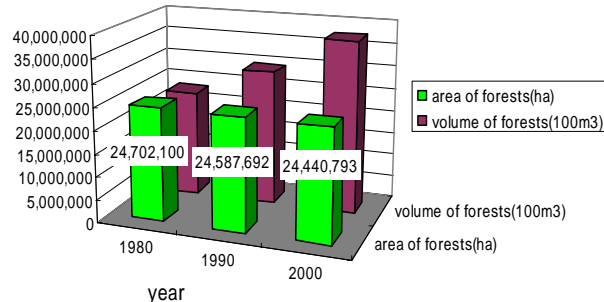
Accumulated volumes of plantations have increased markedly.

Note:

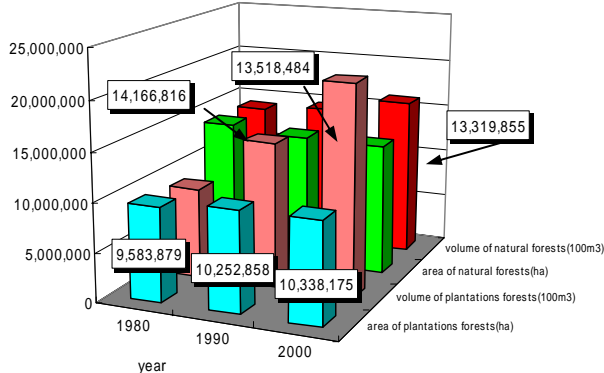
The term plantations refers to areas which have been artificially stocked with saplings or seedlings.

The term natural forests refers to all forests other than plantations (i.e., all forests replenished by natural means). Natural forests that are managed artificially are not included in the category plantations .

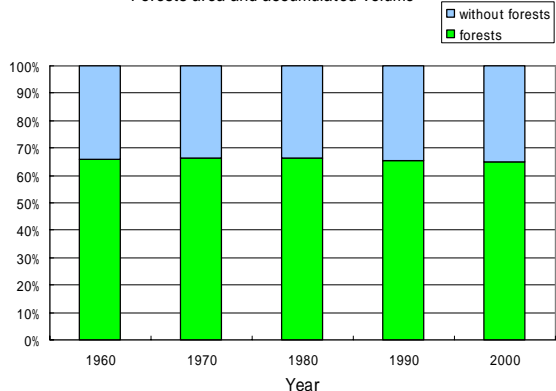
Area and accumulated volumes for both plantations and natural forests



Area occupied by forests



Forests area and accumulated volume



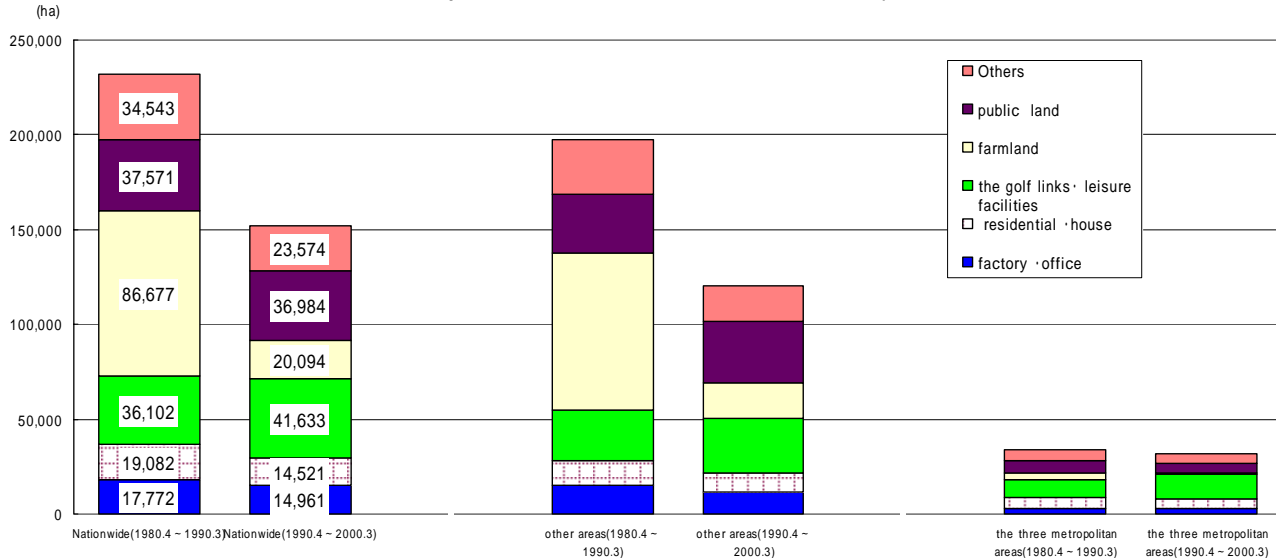
Transition of forest area by diverted applications.

A comparison of the conversion of forests to other land uses during the decade from April 1990 to April 2000 and the decade from April 1980 to March 1990 shows a 35 percent decrease in such conversion.

The only exceptions to this trend are conversions to golf courses and leisure facilities, which continue to increase.

In the other area, the conversion of forest to agricultural use has decreased by 77 percent.

Conversion of forests to other land uses (Nationwide, in the three metropolitan areas and other areas).

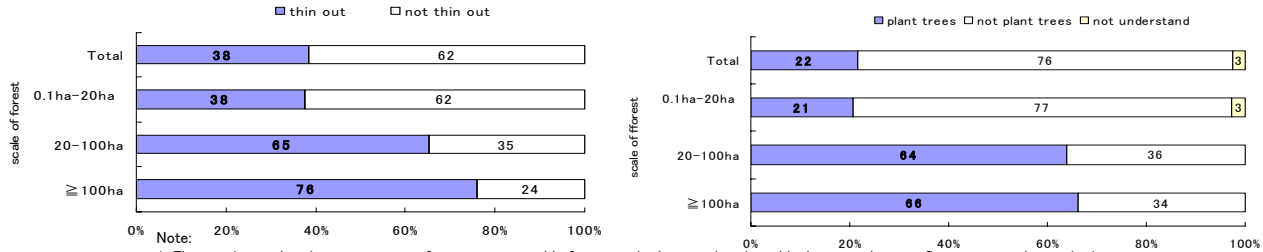


Status of forest improvements.

According to a survey of persons engaged in forestry, more than 60 percent responded that they did not undertake thinning of forests even in areas where such activities are possible and nearly 80 percent responded that they did not replant deforested areas, indicating that forest areas not receiving proper ownership are increasing.

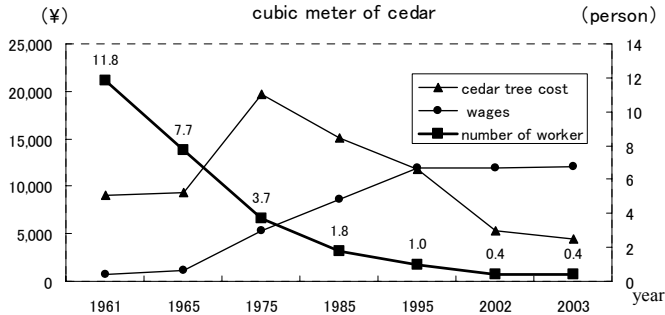
Although forest resources have been increasing primarily due to the creation of plantations, increased cost of forestry combined with a stagnant market for lumber indicates that conditions are very severe for companies that have until now borne the burden of maintaining forests.

Awareness of forestry issues by persons engaged in the forestry industry

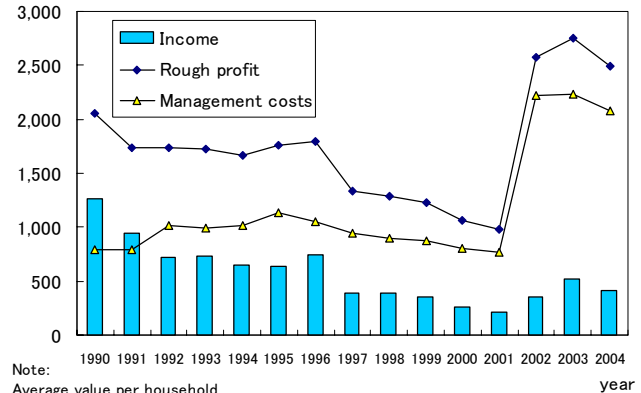


- Figures shown give the percentages of persons engaged in forestry who have undertaken thinning over the past five years vs. those who have not undertaken thinning even in areas where such activities are possible.
- Figures contain some inaccuracies introduced due to rounding off.

Number of forestry workers that can be employed with a cubic meter of cedar



Forestry industry incomes, profits and expenses (x¥1000)



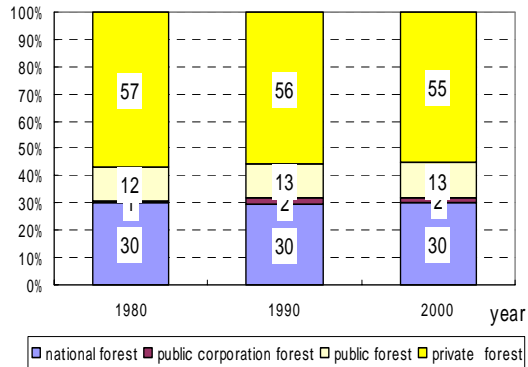
Note: Average value per household

Status of forest management.

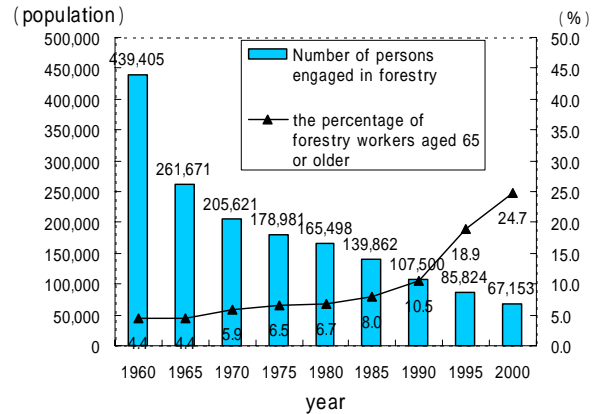
A look at changes in ownership of forests indicates that private forests are decreasing and public forests receiving public ownership are increasing.

Over the past 40 years since 1960, the number of persons engaged in forestry has fallen by 85 percent, and the forestry labor force is also aging rapidly, with an increasing number of workers aged 65 or older.

Forests ownership by area



Number of persons engaged in forestry and the percentage of forestry workers aged 65 or older

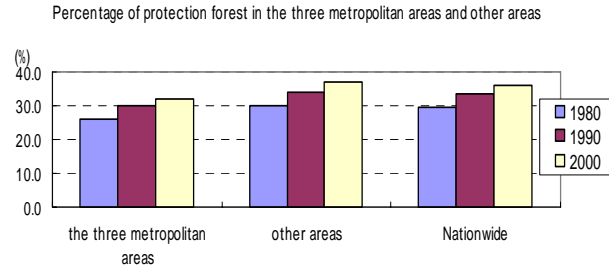
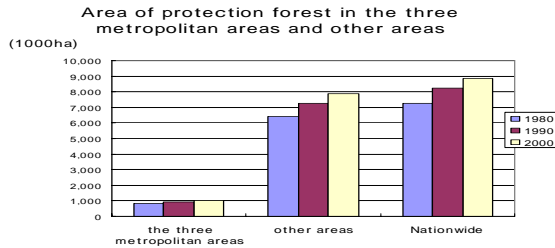


Conservation and utilization of forest.

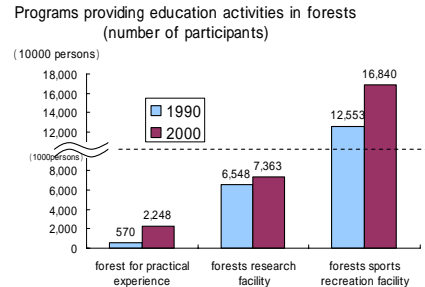
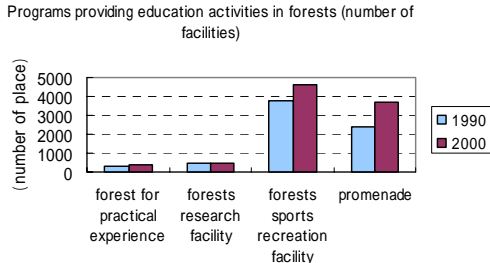
The most effective method for maintaining forests and for demonstrating function of public benefit to cultivate water resources and prevent disasters forests, especially for forests in need of restrictions on deforestation and mandatory reforestation, is to designate and manage these areas as protection forest.

The protection forest system began during the Meiji era, and has been used to promote, especially increase the headwater conservation forests.

(The term protection forest refers to forest areas designated by prefectural governors and the Minister of Agriculture, Forestry and Fisheries as requiring careful management in the cultivation of water resources, prevention of disasters in forests, and the preservation of the living environment under the Forest Law.)



In recent years, a number of programs providing the general public with direct contact and experience in a forests environment or allowing participation in programs that support forest management have become popular. The number of these facilities as well as the number of people participating in these programs is increasing.



Note:

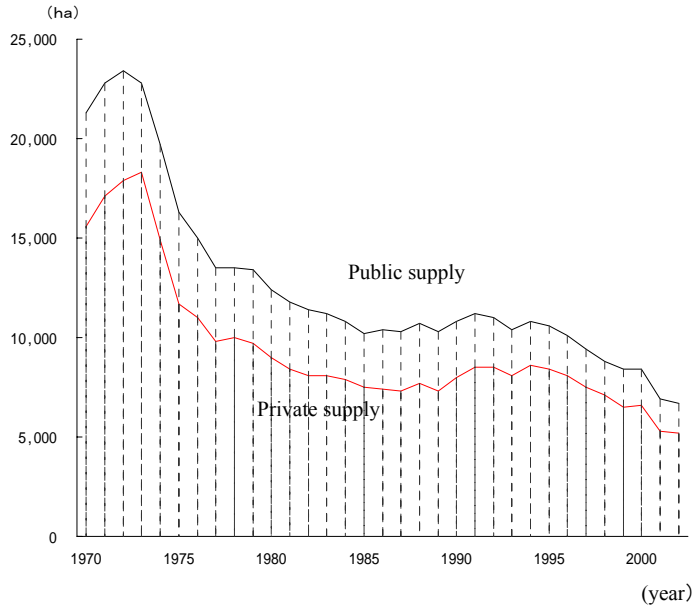
The term forest for practical experience refers to forests facilities developed in order to offer to the general public educational programs that provide experience in reforestation and weeding.
 The term forests research facility refers to facilities for research into forest industry issues, the display of data and information regarding forests, or the provision of overnight accommodations for exchange programs between urban and rural inhabitants.
 The term forests sports recreation facility refers to campgrounds, ski resorts, athletic fields, orienteering courses, horse riding trails, and other facilities.

Transition of the value of urban land and the supply of residential land.

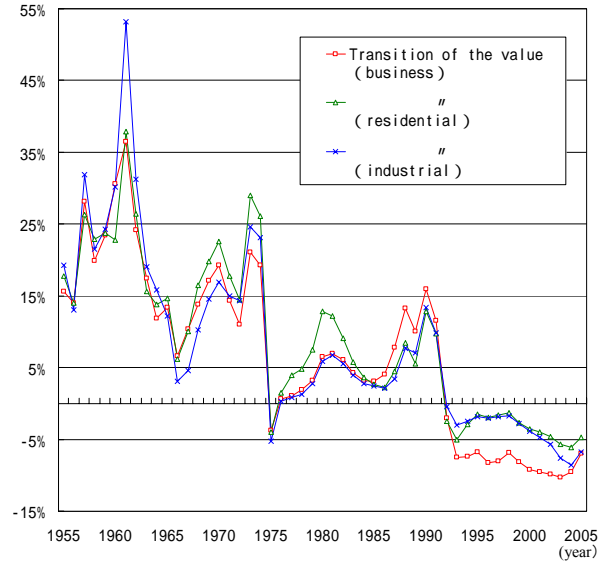
Land values, which had risen evenly, dropped dramatically after the bursting of the bubble economy.

In recent years, nationwide supply of residential land has been dropping.

Nationwide supply of residential land



Fluctuations in nationwide land values

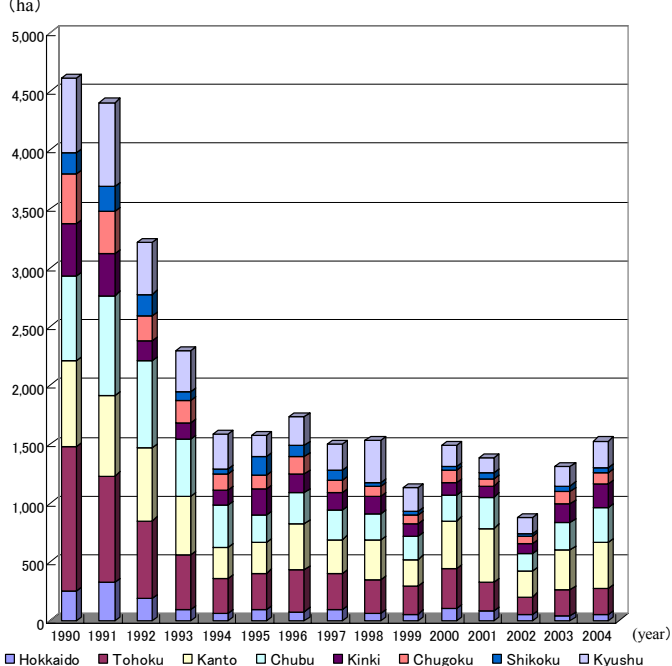


※Index of urban land price : Japan Real Estate Institute Foundation is making the index of land price trend at the end on March and the end of September every year for 2000 points of 223 cities across the country, which is to see the tendency to the secular drift of the price of land.

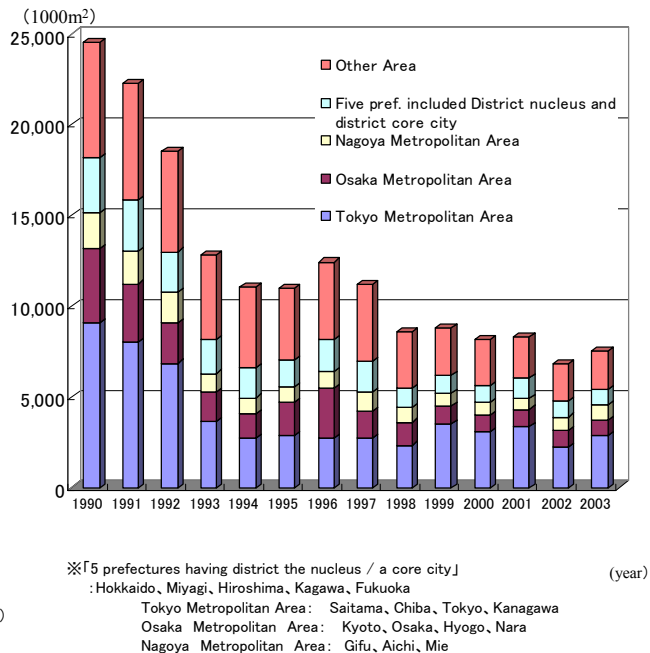
The trend of the factory and office location.

Trends in the business offices show that construction of new commercial and industrial floor space is down, while the trend in the establishment of factories has been increasing lately.

Trends in the construction of new factories



Trends in the construction of new office space (floor space)

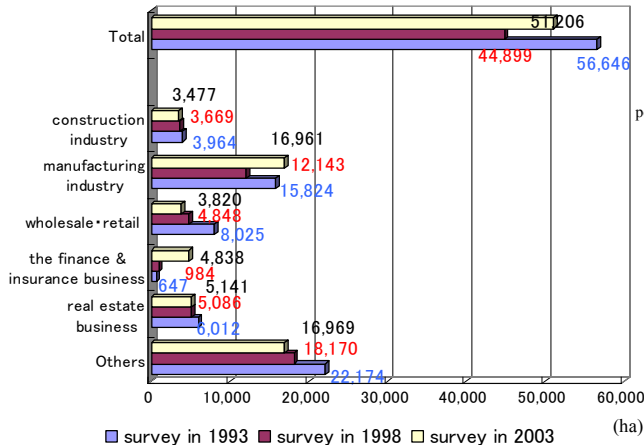


The unused or less-used land in urban area.

Unused land owned by corporations is a level-off tendency.

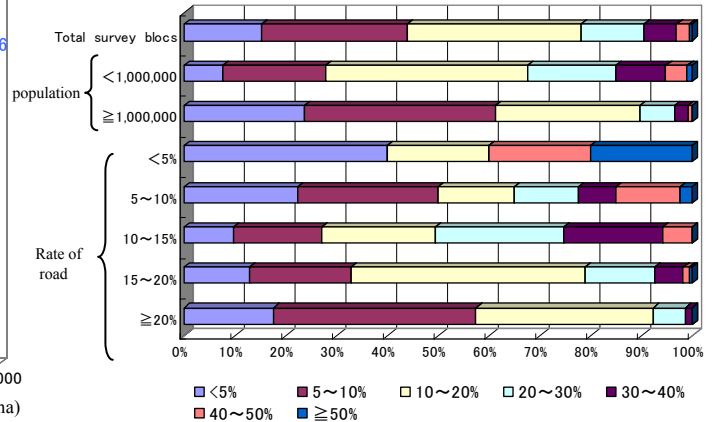
The percentage of unused and underutilized land is (1) higher in cities with a population of less than one million than in cities with a population of more than one million, and (2) is lower in cities with higher road coverage.

Area of unused land owned by corporations



※"Unused land" is a vacant lot on the business site that the corporation owns, and neither the inventory property, the farmland nor the forest are contained.

Percentage of unused and underutilized land area



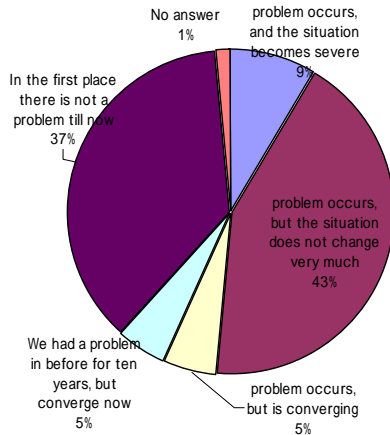
※Outline of basic investigation for the realities grasp of the unused or less-used land :

- 1) The point for the investigation has been extracted from the price of land notification point set in the urbanization promotion area in the city of 300,000 people or more among the whole countries.
- 2) The investigation district of each point for the investigation within the constant range to have centered on the price of land notification point was set, and the situation of land was understood based on the house map.

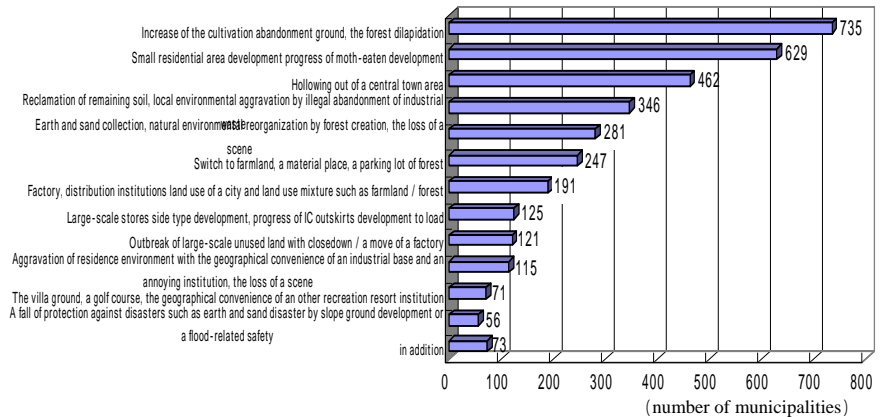
Problems of land use in area.

As there were 10 years ago, there remain even now a large number of municipalities facing land use issues. Among the issues cited by these municipalities are increased cultivation abandonment land, deterioration of forests, development of small tracts of residential area, and indiscriminate development.

Land use issues facing municipalities in comparison with those of 10 years ago



Current land use issues facing municipalities (multiple answers possible)



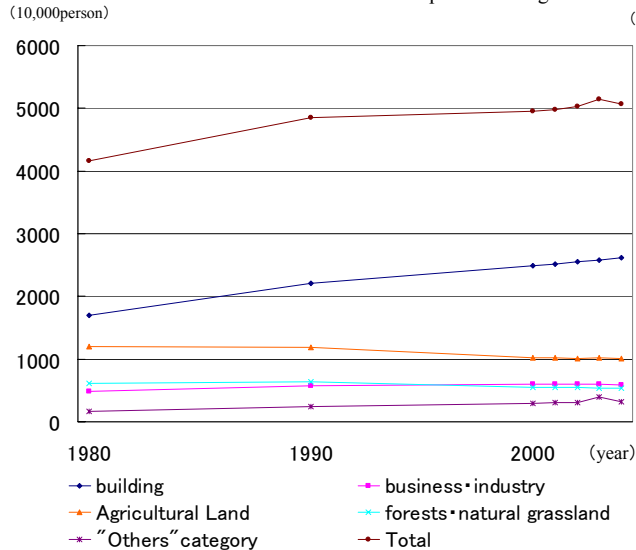
questionnaire summary

I investigate it for 3,229 cities, towns and villages of the whole country. 2,033 number of the collection cities, towns and villages (collection rate 62.9%)

Status of the number of land owners.

Increases in the number of landholders are slowing, especially in urban areas. In recent years, the number of landholders of fields, forest land, and natural grassland has been decreasing.

Nationwide number of landholders per land categories



Number of landholders per land categories in major urban areas

