

Comparative Land Policy: The Role of the State and the Market in Determining the Use and Price of Land

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Comparative Land Policy: The Role of the State and the Market in Determining the Use and Price of Land

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Under a chairmanship of Professor James White, University of North Carolina, we had five paper presentations during our two-panel session. At the first panel, Professor Yorifusa Ishida, then Tokyo Metropolitan University, and Mr. Kazuo Noguchi, Director, Institute of Regional Development, Tokyo, presented their papers and Professor Andrew H. Dawson, University of St. Andrews, served as a discussant. Professor Dawson, Professor R. D. Hill, University of Hong Kong, and Professor Shigeo Fukai, Okayama University, presented papers at the second panel and Dr. James White discussed the papers. Dr. White also served as a translator for Mr. Noguchi's presentation and part of Professor Ishida's presentation.

Mr. Noguchi's paper entitled "The Limits of Local Autonomy in Japan's Urban Policy" discusses the basic problems of local autonomy and land use laws in Japan that explain local governments' inability to produce effective policies to deal with the costs (or harmful impacts) of economic development achieved mainly through civil engineering and urban development projects since the 1970s. He examines the possibility of institutional and policy changes.

Dr. Andrew Dawson's paper on "Recent Developments in Land Policy in Europe, East and West" discusses five of the principal issues which have been debated in Europe with respect to land in the last few years, namely, ownership, the financial return from land, "the national interest," conservation, and NIMBYism, and assesses the way in which they have been handled, judging the arrangements which have been made against criterion that, whatever role may be allocated to the state or the market, those arrangements should have as their prime aim the welfare of the community as a whole.

Professor Hill considers "The Impact of Urbanization on Rural-Urban Linkages in Thailand and Malaysia," from the viewpoint of the broad processes involved — "industrial" economy of (Peninsular) Malaysia, originating in the nineteenth century contrasts with the more agrarian economy of Thailand, with the rather different rates of structural transformation of their respective economies and differing patterns of urbanization. The paper identifies and discusses the major processes by which rural-urban linkages are modified, each being a manifestation of substantial economic growth and incorporation into the global capitalist economy.

In his "Japanese Urban Land Use Policy in Historical and Comparative Perspectives," Professor Ishida outlines the present systems of urban planning and examines the operation of

land use planning systems in Tokyo as a case study. He uses historical and comparative analyses. On the basis of his findings, he proposes an outline of new systems for land use planning.

Professor Fukai's "The Impact of the State and the Market on Japan's Land Problems" attributes a pivotal cause of Japan's land problems to the state's failure to establish separate land markets for agricultural, residential, commercial, and industrial uses by clearly demarcating and enforcing zoning divisions. She examines further the cause of this failure — the power structure of the Japanese states and how it has affected the policy outcomes in monetary, financial, and tax policies, in addition to land use proper such as zoning, city planning, and land development in postwar Japan.

Together, the five papers presents diversity and similarities of land problems and policies in Japan, Thailand, Malaysia, and Eastern and Western Europe and thereby to provide an insight into changes toward which future policies in Japan and elsewhere are to be directed.