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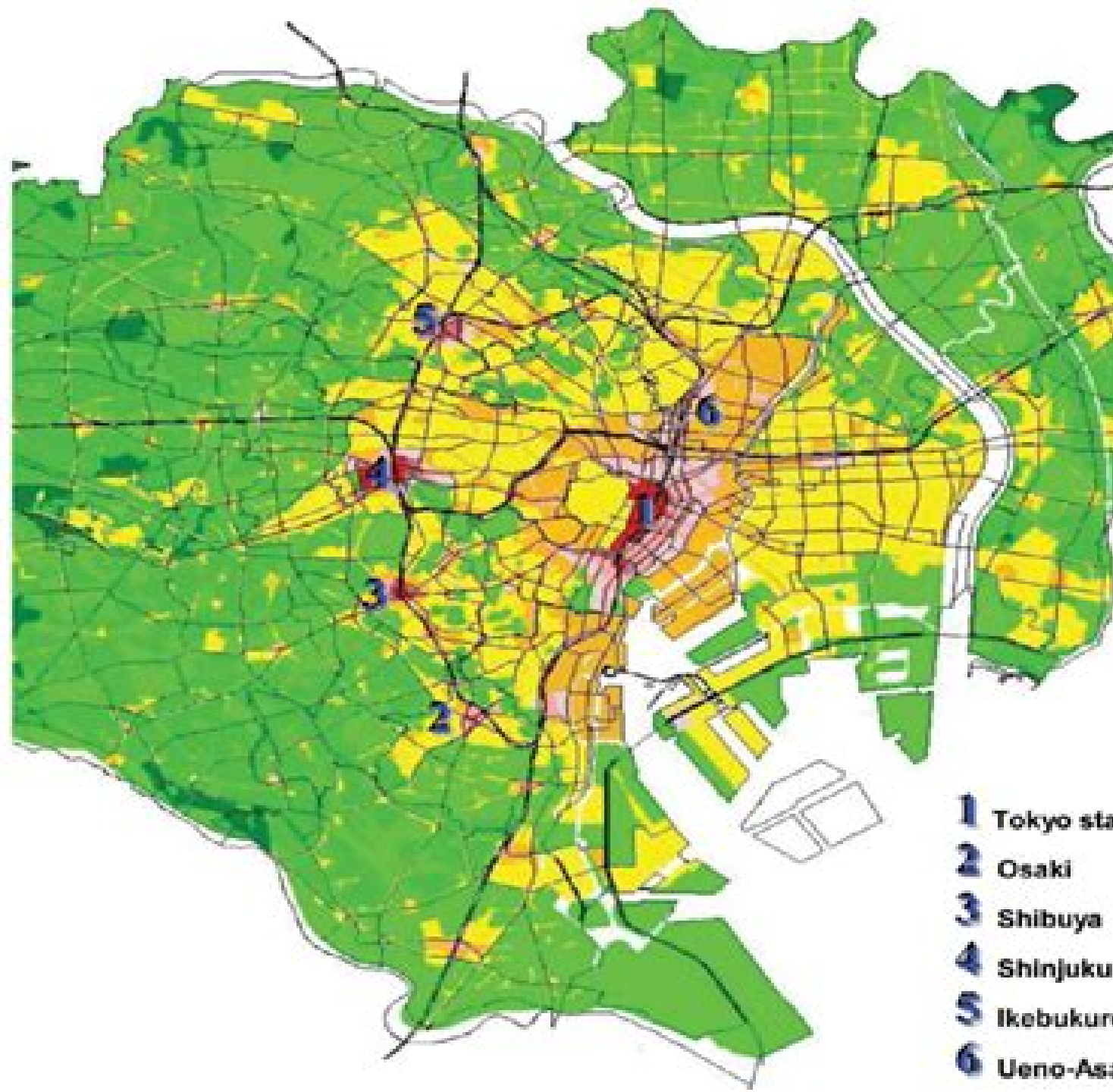
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# Land Markets And Land Policy In A Metropolitan Area A Case Study Of Tokyo

**Christoph Brumann, Evelyn Schulz**



## **Land Markets And Land Policy In A Metropolitan Area A Case Study Of Tokyo:**

*Land Markets and Land Policy in a Metropolitan Area* Yuzuru Hanayama, **Land Markets and Land Policy in a Metropolitan Area** Yuzuru Hanayama, 1986 **Land Markets and Land Policy in a Metropolitan Area** 田・田, 1986

Human Settlement Development - Volume I Saskia Sassen, 2009-09-30 Human Settlement Development is a component of Encyclopedia of Institutional and Infrastructural Resources in the global Encyclopedia of Life Support Systems EOLSS which is an integrated compendium of twenty one Encyclopedias The Theme on Human Settlement Development deals in nine parts and four volumes with a myriad of issues of great relevance to our world such as Urban Sustainability and the Regional City System in the Asia Pacific Peri Urbanization Zones of Rural Urban Transition Urban Sustainability Theoretical Perspectives on Integrating Economic Development and the Environment Rural Sustainability Using Foreign Direct Investment to Improve Urban Environmental Infrastructure and Services The Case of Hanoi Vietnam The Long Road Towards Sustainable Cities The Dutch case Urban Dimensions of Sustainable Development Rural Development Participation and Diversity for Sustainability The Cities the State and the Markets In Search of Sustainability These four volumes are aimed at the following five major target audiences University and College students Educators Professional practitioners Research personnel and Policy analysts managers and decision makers and NGOs **Planning for Cities and Regions in Japan** Philip Shapira, Ian Masser, David W. Edgington, 1994-01-01 This book brings together a series of contributions which examine the processes of contemporary city development and urban planning in Japan A central theme of the book is to consider from a range of perspectives and situations the role policies methods and effectiveness of planning in guiding city development in Japan and in addressing present and emerging urban issues Areas of particular concern include inner city development the urban periphery the institutional and regulatory context of planning and planning for urban and regional economic and technological change In many instances the book draws parallels between Japan's urban experience and planning approach with those of Europe and North America Earlier versions of all but two of the chapters were published in issues of the Town Planning Review but not only does the book have the value of bringing these contributions together in one volume but it has also allowed the authors to revise and update their work and incorporate new developments The editors have contributed a substantial reflective introductory chapter and have also included a chronology of Japanese planning legislation and an annotated guide to selected English language literature on Japanese urban and regional planning While the main aim of the book is to provide a detailed interpretation of current urban planning issues and policies in Japan the chapters also provide a foundation for understanding how Japanese city planning may evolve in the future **The Making of Urban Japan** André Sorensen, 2005-08-19 During the twentieth century Japan was transformed from a poor primarily rural country into one of the world's largest industrial powers and most highly urbanised countries Interestingly while Japanese governments and planners borrowed carefully from the planning ideas and methods of many other countries Japanese urban planning urban

governance and cities developed very differently from those of other developed countries Japan's distinctive patterns of urbanisation are partly a product of the highly developed urban system urban traditions and material culture of the pre modern period which remained influential until well after the Pacific War A second key influence has been the dominance of central government in urban affairs and its consistent prioritisation of economic growth over the public welfare or urban quality of life Andr Sorensen examines Japan's urban trajectory from the mid nineteenth century to the present paying particular attention to the weak development of Japanese civil society local governments and land development and planning regulations

**Handbook of Megacities and Megacity-Regions** Danielle Labbé, André Sorensen, 2020-09-25 Exploring the importance of megacities and megacity regions as one of the defining features of the 21st century this Handbook provides a clear and comprehensive overview of current thinking and debates from leading scholars in the field Highlighting major current challenges and dimensions of megaurbanization chapters form a thematic focus on governance planning history and environmental and social issues supported by case studies from every continent

Past Matters Caroline Miller, 2009-03-26 Past Matters brings together a group of largely Australian and New Zealand academics who in a series of case studies consider how planning concepts were adopted adjusted adapted and extended in a Pacific Rim setting The early chapters explore the interplay between British and American planning models and local circumstances in Australia Japan and New Zealand The main body of chapters recount difficulties faced by indigenous peoples with respect to housing needs and more generally re asserting themselves in what began as colonial urban areas as well as others that look at community meanings liberalism and exclusion on the street and the power of sectional interests The latter chapters also pose questions about urban heritage in terms of what and whose interests are at stake in these debates The volume concludes with two convergent chapters that outline some practices by which heritage of a more day to day suburban sort can be protected within a planning system The collection centres on Australia and New Zealand but extends to include chapters on Canada and Japan The viewpoints offered serve as a gentle reminder of the limitations of Metropolitan Theory

Parkscapes Thomas R. H. Havens, 2010-11-30 Japan today protects one seventh of its land surface in parks which are visited by well over a billion people each year Parkscapes analyzes the origins development and distinctive features of these public spaces Green zones were created by the government beginning in the late nineteenth century for state purposes but eventually evolved into sites of negotiation between bureaucrats and ordinary citizens who use them for demonstrations riots and shelters as well as recreation Thomas Havens shows how revolutionary officials in the 1870s seized private properties and converted them into public parks for educating and managing citizens in the new emperor sanctioned state Rebuilding Tokyo and Yokohama after the earthquake and fires of 1923 spurred the spread of urban parklands both in the capital and other cities According to Havens the growth of suburbs the national mobilization of World War II and the post 1945 American occupation helped speed the creation of more urban parks setting the stage for vast increases in public green spaces during Japan's

golden age of affluence from the 1960s through the 1980s Since the 1990s the Japanese public has embraced a heightened ecological consciousness and become deeply involved in the design and management of both city and natural parks realms once monopolized by government bureaucrats As in other prosperous countries public private partnerships have increasingly become the norm in operating parks for public benefit yet the heavy hand of officialdom is still felt throughout Japan s open lands Based on extensive research in government documents travel records and accounts by frequent park visitors Parksapes is the first book in any language to examine the history of both urban and national parks of Japan As an account of how Japan s experience of spatial modernity challenges current thinking about protection and use of the nonhuman environment globally the book will appeal widely to readers of spatial and environmental history as well as those interested in modern Japan and its many inviting green spaces

**Towards Sustainable Cities** Peter J. Marcotullio, 2017-09-08 While there has been much recent research into achieving sustainability in urban areas most of this is specific to a particular region This volume broadens these discussions by extending the analysis from North American and European cities to include East Asian cities Many cities in Asia have deep historical roots have sustained dense populations through time and have grown prosperous in recent decades They also face significant environmental degradation and other planning challenges In bringing together and comparing strategies and experiences from three distinct global regions this book offers unique insights and new perspectives on the challenges of moving towards greater urban sustainability While questioning which strategies can promote sustainable cities in a global context the book also illustrates that while formulae generated out of American and European experience cannot be universally applied some of the analytical approaches and experience of the other developed countries can offer insights for those working in different contexts It argues that managing urban change for greater urban sustainability in diverse regions requires detailed understanding of local issues and regional strategies as well as strong support from local communities

**Property Tax Reform in Developing Countries** Jay K. Rosengard, 2012-12-06 Property Tax Reform in Developing Countries provides a conceptual framework for property tax reform with the intention of making the most compelling argument possible to persuade the reader as to its validity The text claims that a model for property tax reform in developing countries is derived from a theoretical distillation of empirical experience The primary objective of this study is to establish through logic theory and observation what constitutes a good property tax system for whom and under what conditions why such a system works and how inferior systems can be upgraded to approximate well functioning systems Property Tax Reform in Developing Countries develops its examination in three stages First a conceptual framework is presented for the formulation implementation and evaluation of property tax reform in developing countries Second attempts to reform property taxation in four developing countries are examined in detail Finally the results of the reform efforts described in the four case studies are evaluated and guidelines for reform are offered The study concludes with specific recommendations for reforming property tax systems in developing countries based on the conceptual framework and

synthesizing lessons of the case studies      Urban Spaces in Japan Christoph Brumann, Evelyn Schulz, 2012-06-14 Urban Spaces in Japan explores the workings of power money and the public interest in the planning and design of Japanese space Through a set of vivid case studies of well known Japanese cities including Tokyo Kobe and Kyoto this book examines the potential of civil society in contemporary planning debates Further it addresses the implications of Japan s biggest social problem the demographic decline for Japanese cities and demonstrates the serious challenges and exciting possibilities that result from the impending end of Japan s urban growth Presenting a synthetic approach that reflects both the physical aspects and the social significance of urban spaces this book scrutinizes the precise patterns of urban expansion and shrinkage In doing so it also summarizes current theories of public space urban space and the body in space which are relevant to both Japan and the wider international debate With detailed case studies and more general reflections from a broad range of disciplines this collection of essays demonstrates the value of cross disciplinary cooperation As such it is of interest to students and scholars of geography and urban planning as well as history anthropology and cultural studies

**Area Bibliography of Japan** Ria Koopmans-de Bruijn, 1998 Provides a general overview of literature relating to Japan and covers a broad range of subject matter from art feminism and linguistics to corporate culture history and medicine Includes books published since 1980 that are related to the geographical area of Japan and to Japanese culture within that area      *International Perspectives on Suburbanization* N. Phelps, F. Wu, 2011-09-13 New urban developments such as office blocks warehouses and retail complexes are increasingly common in outer city regions across the world This book examines the processes of post suburbanization in international perspective exploring how developments across the world might be considered post suburban      **Planning Asian Cities** Stephen Hamnett, Dean Forbes, 2012-03-29 Stephen Hamnett and Dean Forbes have brought together some of the region s most distinguished urbanists to explore the planning history and recent development of Pacific Asia s major cities They show how globalization and the competition to achieve global city status has had a profound effect on all these cities But how resilient are these cities to the risks that they face How can they manage continuing pressures for development and growth while reducing their vulnerability to a range of potential crises And given the tradition of top down centralized state directed planning which drove the economic growth of many of these cities in the last century what prospects are there of them becoming more inclusive and sensitive to the diverse needs of their populations and to the importance of culture heritage and local places in creating liveable cities      **Japan Real Estate Investment** M. A. Hines, 2001-02-28 From long personal experience research and private conversations with international real estate investors analysts and marketing executives Dr Hines identifies succinctly and precisely the differences between investing in Japanese real estate and real estate elsewhere the crucial differences plus the risks and hazards that real estate professionals must know and understand She shows that the new Japanese economic environment is having its affect on real estate there how foreign investors are influencing the value of property and the systems to analyze it and why the financing

of real estate in Japan through loan and equity securitization is on the rise Real estate professionals will be particularly interested in her coverage of commercial and residential property while specialists with other interests will also get an unusual view of Japanese urban planning land development and tenure changes over time information that is rarely available in English Dr Hines focuses on the Tokyo metropolitan area and on office buildings and shopping centers in general but she also covers residential and industrial property investment across Japan Readers will get a quick view of the new investment climate and aspects of economic cultural governmental and environmental change in Japan She gives a brief history of Japanese land tenure and views current land planning and control from a historical perspective For real estate professionals there are chapters on leasing marketing land development and construction and she delineates the differences between Japanese real estate appraisal and international valuation methods and practices Also noted is the increased use of income capitalization methods Dr Hines examines differences between Japanese and international real estate investment methods of analysis particularly in light of Japanese real estate financing and taxation She also illustrates the imputed interest charge methods of investment analysis and gives special emphasis to internationally approved discounted cash flow analysis Finally the book examines the trend toward real estate securitization and shows how banks and other financial institutions are reducing their real estate lending and restructuring themselves to prepare for a new era of economic reform IHJ Bulletin

,1987 **Tokyo** Jeremy Seymour Eades,1999 The Tokyo region of Japan is in terms of population the largest urban area on earth Its centre comprises the 23 wards of Tokyo itself but the urban sprawl has long since extended to include the other major cities of Kawasaki and Yokohama From the early 16th century when the Tokugawa rulers of Japan established their administrative headquarters there Edo as it was known developed quickly into one of the largest cities in the world It was renamed Tokyo or Eastern Capital when the Emperor moved there in 1868 In the 20th century most of Tokyo was destroyed first by the Kanto earthquake of 1923 and then by the American bombing of 1945 Nonetheless it was rapidly rebuilt and is now along with London and New York one of the major control centres of the global economy Yet behind the ultramodern facade of the main commercial areas Tokyo remains largely a city of narrow streets and small intimate neighbourhoods However the threat of serious earthquakes remains and the relocation of the capital is being increasingly discussed This is the first annotated critical survey of the English language literature on Tokyo and its region **Innovations in Rural Areas**,2003 Policy Instruments for Spatial Planning of the San Jose Greater Metropolitan Area Rosendo Pujol,1988

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