

## Revitalizing Existing Housing Liquidity

In Tokyo, the number of housing units far exceeds that of households, which means that more effective use needs to be made of existing housing stock. There is, however, a low percentage of existing housing among houses purchased for living purposes. To address this problem, the TMG is taking initiatives to create an environment where consumers can feel reassured in buying and selling existing houses. The initiatives include distributing its Guidebook to Safe Housing Transactions, and educating consumers through seminars.

## Support for the Utilization of Vacant Housing

According to a survey, the percentage of vacant houses in Tokyo as of 2013 remained relatively unchanged from previous years at 11.1 percent, with a slight increase in the number of vacant houses to approximately 820,000. In effectively utilizing vacant housing, the municipalities, which have knowledge of the situation in each area, have important roles. The TMG supports the efforts of municipalities by subsidizing expenses related to studies on the state of vacant housing, the formulation of plans targeted at vacant housing, repairing housing for groups that require special consideration, and converting housing into facilities that contribute to community revitalization.

## Securing Housing Suited to the Needs of the Graying Population

In order to respond to issues such as the rapid progression of the graying of society, the Bureau of Urban Development is working with municipalities, the Bureau of Social Welfare and Public Health, related organizations, and others to advance the development of housing to meet the diverse needs of senior citizens, and promote measures aimed at ensuring stable housing for groups that require special consideration, such as the elderly and households raising children.

## Plan to Ensure Stable Housing for the Elderly

With the rapid rise in the nation's aging population, the TMG formulated the Plan to Ensure Stable Housing for the Elderly: Basic Framework and Implementation Policies in September 2010 (revised March 2015), and is advancing comprehensive policies that combine housing and public welfare policies.

## Supply of Housing With Services for the Elderly

In April 2011, the Act on Housing for the Elderly (enacted in October 2011) was revised, and a new system to register housing with services for the elderly and provide access to this information was launched. In Tokyo, the TMG is implementing a program to subsidize the supply of such housing.

To secure housing that will enable senior citizens to continue living with peace of mind in the community they have always called home, the TMG is working to expand the supply of housing with services for the elderly. Based on a comprehensive community-based approach to care, the TMG is engaging in efforts such as forming partnerships with local service providers, in order to support the needs of community residents.

In addition, the TMG will advance the development of facilities such as housing with services for the elderly alongside regular housing, enabling senior citizens with diverse values to continue living with a sense of purpose and reassurance through interaction with multiple generations and connections to the community.

(\*) Housing with services for the elderly includes rental properties for senior citizens accredited as excellent apartment for seniors by the TMG or managed by the Urban Renaissance Agency (UR), an independent administrative agency.



Housing with services for the elderly  
(Mukaihara, Itabashi-ku)

## System for the Registration of Housing With Services for the Elderly and Provision of Information

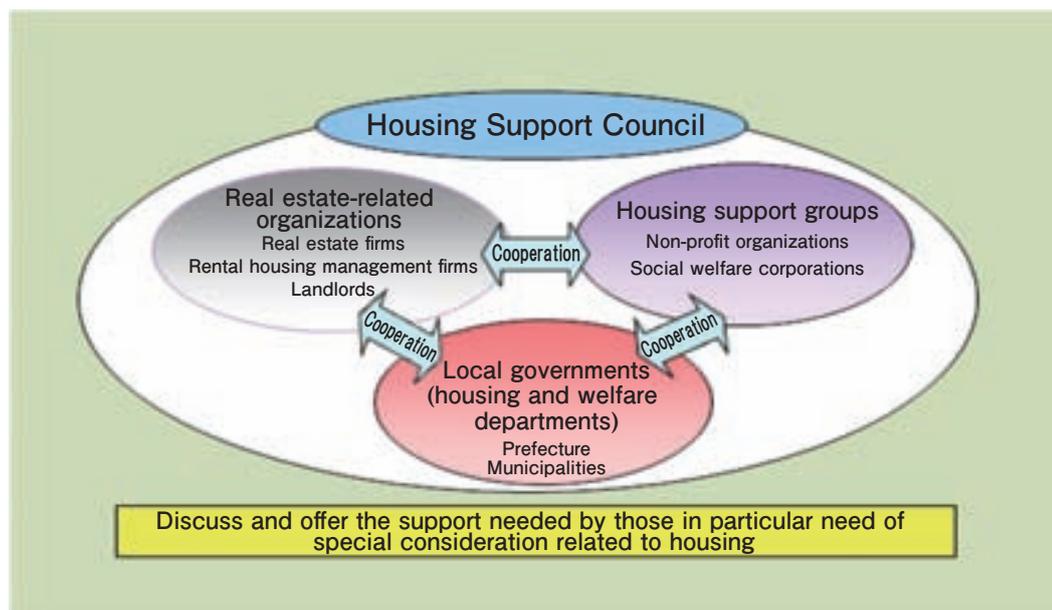
The registration system for rental properties that can readily accommodate senior citizens was abolished as a result of the April 2011 revision of the Act on Housing for the Elderly (enacted in October 2011), and a new system for the registration of housing with services for the elderly and provision of information took effect. This information is being made available online by the central government.

With respect to housing that is not covered by the new system, the TMG is working with the private sector to widely distribute information on rental properties that will not decline senior tenants through Tokyo's own system of registration and provision of information, which was launched in September 2010, aiming to ensure that senior citizens are not subjected to unfair rental restrictions and suitable housing can easily be secured through the real estate market.

## Tokyo Metropolitan Housing Support Council

Housing support councils are organizations that assist those in particular need of special consideration related to housing, including senior citizens and households raising children, so that they are able to easily move into private sector rental properties. The councils partner with related organizations to discuss and offer the support needed.

From the regional standpoint, the Tokyo Metropolitan Housing Support Council, established in June 2014, is working to promote the creation of councils in municipalities and support their efforts, as well as widely promote awareness of issues to Tokyo residents.



## Initiatives to Supply Housing Appropriate for Families With Children

To realize a society where families can have and raise children with a sense of reassurance, the TMG has prepared the Guidelines for Children-Friendly Housing, which describes considerations required in constructing and managing such housing, in order to educate the public and popularize this movement.

In addition, the TMG has established the Children-Friendly Housing Accreditation System for certifying quality housing that has a size and a level of safety suitable for raising children and where services that support households raising children are easy to access. By supporting the development of children-friendly housing through this accreditation system, the TMG will encourage the supply of quality housing suitable for families raising children.



## Formation of a Housing Market Ensuring Safe Transactions

The types of problems surrounding real estate transactions are varied, and the TMG receives many inquiries related to such problems. Through the licensing of real estate firms and provision of guidance, real estate consultation services, and educational programs, the TMG is working to create a housing market where consumers can carry out transactions with security and peace of mind.

### Licensing of Real Estate Firms and Provision of Guidance

Based on the Building Lots and Buildings Transaction Business Act, the TMG grants licenses for real estate transactions and registers certified real estate agents. To deal with various kinds of disputes over real estate transactions, the metropolitan government provides consultation to consumers, as well as instructions and guidance to businesses. Administrative dispositions such as business suspension or license revocation are rendered on realtors who are especially pernicious.

### Ordinance for Preventing Disputes Over Rental Housing/ Guidelines for Preventing Rental Housing Disputes

The Ordinance for Preventing Disputes Over Rental Housing, which was enacted in October 2004, requires realty companies to give prospective tenants an explanation and a written document containing basic principles concerning repairs made during the lease period and restoration of the property to its original state upon termination of the contract, as well as special provisions, if any, and their contents, prior to their signing of the lease contract.

The TMG is also working to educate the public by publishing the Guidelines for Preventing Rental Housing Disputes, which provides an easy-to-understand explanation of basic principles concerning repairs during occupancy and restoration of property to the original state upon termination of the contract.

### Real Estate Related Educational Programs

Along with making documents related to the licensing of real estate firms available for inspection by the public, the TMG is also providing information on real estate firms online so that consumers can carry out transactions with peace of mind. Furthermore, the TMG is working to educate and raise awareness regarding real estate transactions through various related pamphlets and through the Bureau of Urban Development's homepage.

## Supply of Metropolitan Housing

In Tokyo, there are approximately 260,000 metropolitan housing units covering a total site area of about 1,800 hectares. As a residential safety net for Tokyo's citizens, they ensure residential stability for those who are financially pressed for accommodations. The TMG thus works to appropriately maintain, manage, and rebuild metropolitan housing blocks.

### Metropolitan Housing Rebuilding

The reconstruction of aging metropolitan housing blocks is important for renewal purposes, but also vital in terms of enhancing disaster and fire resistance, effective land use, improvement of the living environment, and community revitalization. The TMG carries out the planned rebuilding of metropolitan housing on an annual basis.

When undertaking a rebuilding project, the metropolitan government also works to reduce environmental load by recycling waste construction materials and installing solar generators.



## Promotion of Barrier-Free Facilities

In order to have metropolitan housing better meet the needs of the elderly and people with disabilities, the TMG is moving ahead with improvements to home facilities such as adding handrails in bathrooms and lavatories and replacing front-door door knobs with lever handles, as well as the installation of ramps and elevators. These steps are designed to create a barrier-free environment.



Installation of handrail



Replacement of door knob with lever handle



Installation of elevator



Installation of ramp

## Seismic Retrofitting

Based on the Metropolitan Housing Seismic Retrofitting Program, which was revised in July 2012, the TMG is proceeding with seismic retrofitting of metropolitan housing in a systematic, organized manner.

As in the pictures below, braces and buttresses are added to the exterior. Other seismic retrofits implemented on metropolitan housing include adding reinforcement around columns and building new seismic resistant walls.



Installation of buttress on the gable wall



Bracing installed on the balcony side

## Promotion of Proper Management of Metropolitan Housing

Metropolitan housing is public housing that is rented out at low rates to low-income residents who are truly hard pressed for accommodations.

The TMG is working to increase the role of metropolitan housing as a safety net by introducing a point system, which gives priority to families having a higher need for housing, as well as a priority system, which gives the elderly, mentally and/or physically disabled persons, single parent families, and large families higher odds of being selected when lots are drawn.

In order to provide more equal opportunities to live in metropolitan housing, and to help families raising children, the TMG is actively promoting a scheme that allocates units to young families with children on a limited duration tenancy.

In addition, the TMG works to ensure that management of metropolitan housing is fair and efficient. While introducing a system in which the rent is determined according to the tenant's income and the size and location of the apartment, active efforts are also taken to request tenants who continue to live on the premises although their income is significantly higher than the income limits or who are in arrears with their rent, to vacate the premises.

## Building Certification and Approval

Based on the Building Standards Act and other related laws and ordinances, the TMG enforces regulations on individual buildings in terms of their safety, disaster resistance, and impact on public health, as well as regulations in accordance with land use plans determined in the city plan, with the goal to create a well-ordered metropolis.

### Building Certification

Building owners are required to have their construction plans checked in advance to ensure that they conform to the Building Standards Act and other construction-related laws and ordinances.

If the plans conform to building codes, the owner receives a certificate to commence construction.

When construction is completed, a final inspection is carried out. After confirmation that the building conforms to building laws and regulations, the owner receives a certificate indicating that the building has passed the final inspection. Buildings over a certain height are required to undergo an intermediate inspection and evaluation reporting its structural calculation.

### Crackdown on Building Violations

Building violations are uncovered by patrols conducted by building inspectors and reports from local residents, government, and other public offices. In order to effectively correct building violations, the TMG works to quickly detect and rectify them through on-site inspections.

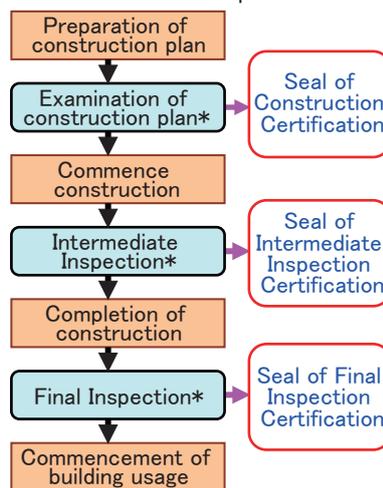
In October every year, the TMG conducts a city-wide patrol to identify and correct building violations, and to also raise public awareness to prevent such offenses.

### Special Building Permission

The Building Standards Act stipulates the usage of buildings that can be constructed in a particular land use zone, and restricts construction to only those buildings that will be used for such purposes.

However, if the building satisfies certain conditions, exceptions can be made for its construction. Systems also exist to relax building restrictions such as certification of building complexes as one construction project based on the provisions of Article 86 of the Building Standards Act.

#### Procedures for Building Confirmation and Inspection



Final inspection being carried out at a large building



\* Performed by Building Official or Designated Inspection Organization

## Preventing and Settling Disputes

### Preventing and Settling Building Disputes

To prevent or quickly settle disputes between building owners and neighboring residents over construction of medium to high-rise buildings, notices of construction plans must be posted and consultation/mediation services provided in accordance with the relevant ordinance.

In addition, the Tokyo Metropolitan Committee for Conciliation of Building Disputes provides mediation services.

### Settling Disputes Over Construction Work Contracts

To resolve disputes between parties concerned with the construction work contract, the Tokyo Metropolitan Examination Committee for Disputes over Construction Works offers mediation, conciliation, and arbitration services.

### Tokyo Metropolitan Building Examination Committee

The Tokyo Metropolitan Building Examination Committee was established to fulfill functions such as consenting to permits granted under the Building Standards Act, and rendering judgment on requests for review (petitions for redress of grievances concerning building certification and other administrative dispositions).

## Ensuring Building Safety

### Building Process

In addition to the Building Standards Act, which stipulates minimum conditions such as standards for building sites and structures, the TMG imposes its own, more detailed regulations, based on the Building Safety Ordinance, concerning such matters as building safety and fire prevention in order to meet the special needs of this megacity. Amendments have been made to the ordinance in response to a fire at a multiple-tenant building in an entertainment district, an automatic revolving door accident, and a law revision made to cope with diversified living styles including house sharing. The metropolitan government has taken these and other steps to improve the safety of buildings, and will continue to work to protect the lives, health, and property of the residents and build a city that is safe and secure.

### Building Operation and Maintenance

If department stores, hospitals, hotels, and other buildings that are open to the public are not properly maintained and managed, a disaster such as a fire could lead to severe consequences. Also, accidents involving elevators or other facilities people use in everyday life, could be fatal. To prevent such accidents, the Building Standards Act requires owners or managers to have specialized engineers conduct regular inspections and tests on the building structure and facilities and to report the results to the relevant authorities. Each of these authorities, when necessary, directs owners/managers to rectify problems, to ensure building safety.



## Contractor Licensing

### Construction Work Contractors

In accordance with the Construction Industry Act, the TMG grants permission to building contractors who fall under the category of those required to obtain such permission from the Tokyo governor; examines the management situation of the contractor's business; provides directions and supervision to contractors violating laws and regulations; and receives statements from contractors regarding their ability to secure sufficient funds as prescribed by the Act on Assurance of Performance of Specified Housing Defect Warranty.

### Registered Architects

In accordance with the Registered Architect Act, the TMG's responsibilities include registration, direction, and oversight of second-class and wooden-building architects and architects' offices, administrative work concerning the examinations for certification as second-class and wooden-building architects, and accepting applications for building standards engineer certification.

## Permission for Development and Housing Land Development

### Permission for Development Projects

In accordance with the City Planning Act, permission is required for those who intend to start development projects larger than a specified size, in cases where the size, shape, character or use of a plot of land is changed for purposes such as constructing a building. Projects subject to this are developments of 500 sq. meters or more within urbanization promotion areas, developments that meet a certain set of conditions within urbanization control areas where development is not permitted as a rule, developments of 0.3 hectares or more in city planning areas that are not designated as either an urbanization promotion area or control area, and developments of one hectare or more outside city planning areas.

### Tokyo Metropolitan Development Examination Council

In accordance with the City Planning Act, the Tokyo Metropolitan Development Examination Council makes decisions on petitions for redress of grievances on development project permission, and examines development plans in urbanization control areas.

### Permission for Housing Land Development

In accordance with the Act on the Regulation of Housing Land Development, urban areas with a high probability of disaster occurrence due to housing land development are designated as Areas Regulated for Housing Land Development. Persons intending to carry out housing land development within these areas must receive permission before the start of the development phase and have the site inspected following the completion of the development. The TMG processes permit requests. In addition, owners of land within these areas are required to keep their residential lots safe.

# Measures for U.S. Military Facilities

## Handling Issues Associated With U.S. Military Facilities

There are seven U.S. military installations in Tokyo. Because their presence has a range of impact on the daily lives of Tokyo residents as well as community development, the TMG is working toward the consolidation, downscaling, and reversion of these installations, and, in cooperation with relevant local governments, urging the central government and the U.S. Armed Forces to resolve various problems caused by the facilities, such as aircraft noise and concerns about incidents and accidents. The TMG also works with the U.S. Armed Forces to cooperate in times of disasters and other emergencies.

### U.S. Military Installations in Tokyo

In Tokyo, there are eight U.S. military installations (facilities and areas provided to the U.S. Armed Forces), including Yokota Air Base, where the headquarters of the U.S. Armed Forces in Japan are located. Combined, they occupy approximately 1,603 hectares.



U.S. military installations in Tokyo (as of the end of March 2015)

Yokota Air Base

Name of installation	Location	Purpose	Area(ha)
Akasaka Press Center	Minato-ku	Office, quarters, heliport	2.7
Yokota Air Base	Tachikawa City, Akishima City, Fussa City, Musashimurayama City, Hamura City, Mizuho Town	Airfield, housing, schools, offices	713.6
Fuchu Communication Station	Fuchu City	Communications (office, communication facilities)	1.7
Tama Service Annex	Tama City, Inagi City	Golf course, recreation facilities, etc.	195.7
Owada Communication Site	Kiyose City	Communications (communication facilities)	24.7
Yuki Communication Site	Hachioji City	Communications (radio relay)	0.4
Iwo Jima Communication Site	Ogasawara Village	Communications (training)	663.1
New Sanno U.S. Forces Center	Minato-ku	Accommodation facility	0.7

### Petitioning to the Central Government and U.S. Armed Forces

The TMG is urging the central government to promote the consolidation, downscaling, and reversion of U.S. military facilities in Tokyo, through efforts such as requests to the central government regarding policies and budget measures, as well as the activities of the Base-Hosting Governors' Association.

To solve various problems arising from military facilities, the TMG is calling on the central government and the U.S. Armed Forces to reduce aircraft noise in the areas around Yokota Air Base and prevent the recurrence of aircraft accidents and incidents caused by members of the U.S. Armed Forces, through the Liaison Council of Tokyo Metropolitan Government and Municipalities Surrounding Yokota Air Base for Measures Concerning Yokota Air Base (made up of the TMG, five cities, and one town) and other efforts. Specifically, the TMG is demanding, based on noise monitoring results, that measures be taken to curb aircraft noise in the areas surrounding Yokota Air Base and Naval Air Facility Atsugi, and that landing practice by carrier-based aircraft not be conducted at those facilities.

### Collaboration With the U.S. Armed Forces in Japan

In an effort to ensure smooth collaboration with the U.S. Armed Forces in the event of a disaster, the TMG started in 2001 using U.S. military facilities such as Yokota Air Base and Akasaka Press Center as sites to conduct its Comprehensive Disaster Management Drill. Since 2006, U.S. military personnel have been participating in the drill.

Between the TMG and the U.S. Army in Japan, there is an agreement that allows the TMG to use the heliport of the Akasaka Press Center to transport relief supplies in the event of a disaster and to transfer emergency patients from Tokyo's islands to hospitals in the city center.

## Promotion of Civil-Military Dual-Use of Yokota Air Base

“Civil-military dual-use of Yokota Air Base,” which would enable the use of the base for commercial flights, will supplement airport functions in the National Capital Region and improve air access in the western part of the region.

Following agreement between Japan and the United States to study the feasibility of civil-military dual-use of Yokota Air Base at the 2003 Japan-U.S. Summit, the TMG has been working closely with the central government for early realization of dual-use of the base.

### Significance of Civil-Military Dual-Use of Yokota Air Base

#### Supplementing Airport Functions in the National Capital Region

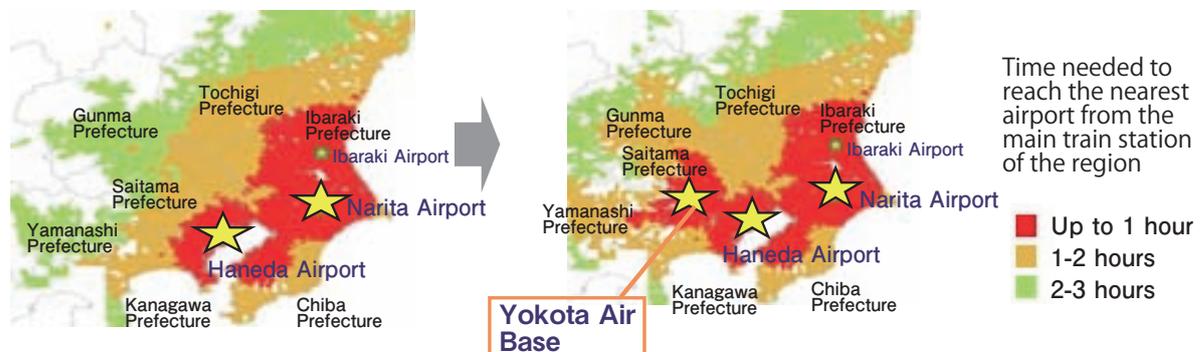
Although airport capacity in the National Capital Region is increasing in stages through the re-expansion of Haneda Airport and runway extension at Narita Airport, it is projected that capacity will reach its limit in the early 2020s, and will not be able to accommodate the growing aviation demand of the metropolitan area. To accommodate the many visitors to the Tokyo 2020 Olympic and Paralympic Games as well as air travel demand following the Games, measures must be taken to bolster the airport functions of the National Capital Region. Civil-military dual-use of Yokota Air Base would increase airport capacity, with the base serving an important role in the airport functions.

#### Improved Air Access in the Western Part of the National Capital Region

The western part of the National Capital Region, including the Tama area as well as neighboring Saitama, Kanagawa, and Yamanashi prefectures, has a large population and a high concentration of businesses. Civil-military dual-use of Yokota Air Base would dramatically improve air access in the west by reducing traveling time to the airport.

Before realizing civil-military dual-use of Yokota Air Base (current)

After realizing civil-military dual-use of Yokota Air Base



#### Accommodating Diversified Aviation Demand

At a time when cities around the world are fiercely competing against each other in the area of international business, it is necessary to further promote the accommodation of business jets in the National Capital Region to enhance the international competitiveness of Tokyo, as well as that of Japan. Dual-use of Yokota Air Base will strengthen the region’s capacity of accommodating diversified aviation demand, including business jets.

### Measures Aimed at Promoting Civil-Military Dual-Use of Yokota Air Base

In December 2003, the TMG and relevant government agencies set up a task force for discussion of practical matters concerning the dual-use of the base. To promote negotiations between the Japanese and U.S. governments, task force members are sharing information and opinions.

In requests to the central government related to policies and budget measures, the TMG has demanded early realization of dual-use of Yokota Air Base, which will contribute to the promotion of the Tama area and the development of the economy of the National Capital Region. In addition, the Conference of the Leaders of the Nine Metropolitan/Prefectural/Municipal Authorities and the Kanto Region Governors Association have agreed on requesting that the central government work to realize dual-use of the base.

# Organization of the Bureau of Urban Development

## Headquarters

Name of division/office	Name of section	Location
General Affairs Division	General Affairs Section/Personnel Section/Planning and Accounting Section/Technical Management Section	Planning and managing implementation of the bureau's affairs and projects: personnel affairs; publicity and listening to citizens' opinions; bureau's budgets; contracts; technical management affairs
Urban Development Policy Division	Regional Coordination Section/Urban Planning Section/Land Use Planning Section/Development Planning Section/Greenery and Cityscape Section	Planning and coordinating urban development policies, land usage, community development, park greenery; managing the City Planning Council, and creating the cityscape
Housing Policy Promotion Division	Housing Policy Section/Private Housing Section/Condominium Policy Section/Realty Section	Drafting and planning housing policies; promoting the supply of good quality private housing; supporting the maintenance, management, reconstruction, and seismic retrofitting of condominiums; promoting proper real estate transactions
Urban Infrastructure Division	Coordination Section/Transportation Planning Section/Road Planning Section	Planning and coordinating the development of urban infrastructure facilities such as roads and railways
Urban Development Projects Division	Management Section/Planning Section/Disaster Management Section/Land Readjustment Section/Urban Redevelopment Section/Tama New Town Project Office	Planning, coordination, guidance and subsidies for urban development projects; implementing development projects of the Tokyo Metropolitan Government; promoting disaster-prepared urban development
Urban Building Division	Coordination Section/Building Planning Section/Building Control Section/Construction Industry Section	Building Examination Committee; building safety and earthquake-resistance; confirmation and approval of buildings; licensing of building contractors
Metropolitan Housing Management Division	Management and Planning Section/Guidance and Maintenance Section/Property Utilization Section/Housing Development Section/Facilities Improvement Section	Planning and administering, constructing and maintaining, and tenant management of metropolitan housing projects
U.S. Military Facilities Relations Division	U.S. Military Facilities Relations/Promotion of Civil-Military Dual-Use of Yokota Air Base	Planning and coordinating programs aimed at the consolidation, downscaling, and reversion of U.S. military facilities in Tokyo, and solving related issues; promotion of civil-military dual-use of Yokota Air Base

- ◇Bureau of Urban Development homepage      <http://www.toshiseibi.metro.tokyo.jp>
- ◇Bureau of Urban Development Twitter account      [https://twitter.com/tocho\\_toshisei](https://twitter.com/tocho_toshisei)

## ■ Offices

Name of division/office	Name of section	Location
Tama Building Control Office	Management Section/Development Control Section No.1/Building Control Section No.1	Confirmation and approval of buildings in Tama area; accreditation of long-life housing; regulation of development and building lots; permits for outdoor advertisements
	Development Control Section No.2	
	Building Control Section No. 2	
	Building Control Section No. 3	
1st Urban Development Projects Office	Management Section/Indemnification Section/Project Section/ Construction Works Section/Olympic Village Construction Section	Land readjustment projects (west of Mizue Station, east of Shinozaki Station, Harumi 4-chome and 5-chome, Toyosu, North Ariake, North Hanahata, and Roku-cho districts)/Integrated roadside development projects (Kanegafuchi and Meguro Hon-cho districts)/Firebreak belt development project (Haramachi-Senzoku and Togoshi-koen Station districts)/Urban area redevelopment project (West Harumi 5-chome district)
	Roku-cho District Development Office	Land readjustment projects (Roku-cho and North Hanahata districts)
2nd Urban Development Projects Office	Management Section/Project Section/ Construction Works Section	Land readjustment projects (Shiodome and Tabata districts)/Urban area redevelopment projects (Ring Road 2, and Kameido/Ojima/Komatsugawa districts)/ Integrated roadside development projects (Higashi Ikebukuro and Jujo districts)/ Firebreak belt development project (Shimo and Oyama Central districts)/Road project (Tabata district)/Integrated project of road development and rebuilding of metropolitan housing blocks (Kokuryo district)
Tama New Town Development Office		Implementation of Tama New Town project
Tobu Housing Construction Office	Management Section/Negotiation Section/Development Section/ Construction Section/Facilities Section	Metropolitan housing construction project (wards and island areas excluding Setagaya, Nakano, Suginami and Nerima)
Seibu Housing Construction Office	Management Section/Planning Section/ Construction Section	Metropolitan housing construction project (Setagaya, Nakano, Suginami, Nerima, and Tama area)

Edited and Published by the Bureau of Urban Development  
Tokyo Metropolitan Government  
Tokyo, Japan, in 2015

URBAN DEVELOPMENT & TOKYO