

LR as Solution of Urban Problems

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Rules of CW



Cooperative Works of Landowners
supported by Private Company

Share the Benefit

More Residential Land & Houses



Urban Population Increase



More Public Facilities

Share the Cost



Rules of BSP

Public Works Based on BSP
with Low Interest Loan or Subsidy

Rules of Cooperative Work = Similar to BID

Decision making : Who How decide?

Compulsory power : Who How realize?

Rules of BSP Principle \doteq Private Business

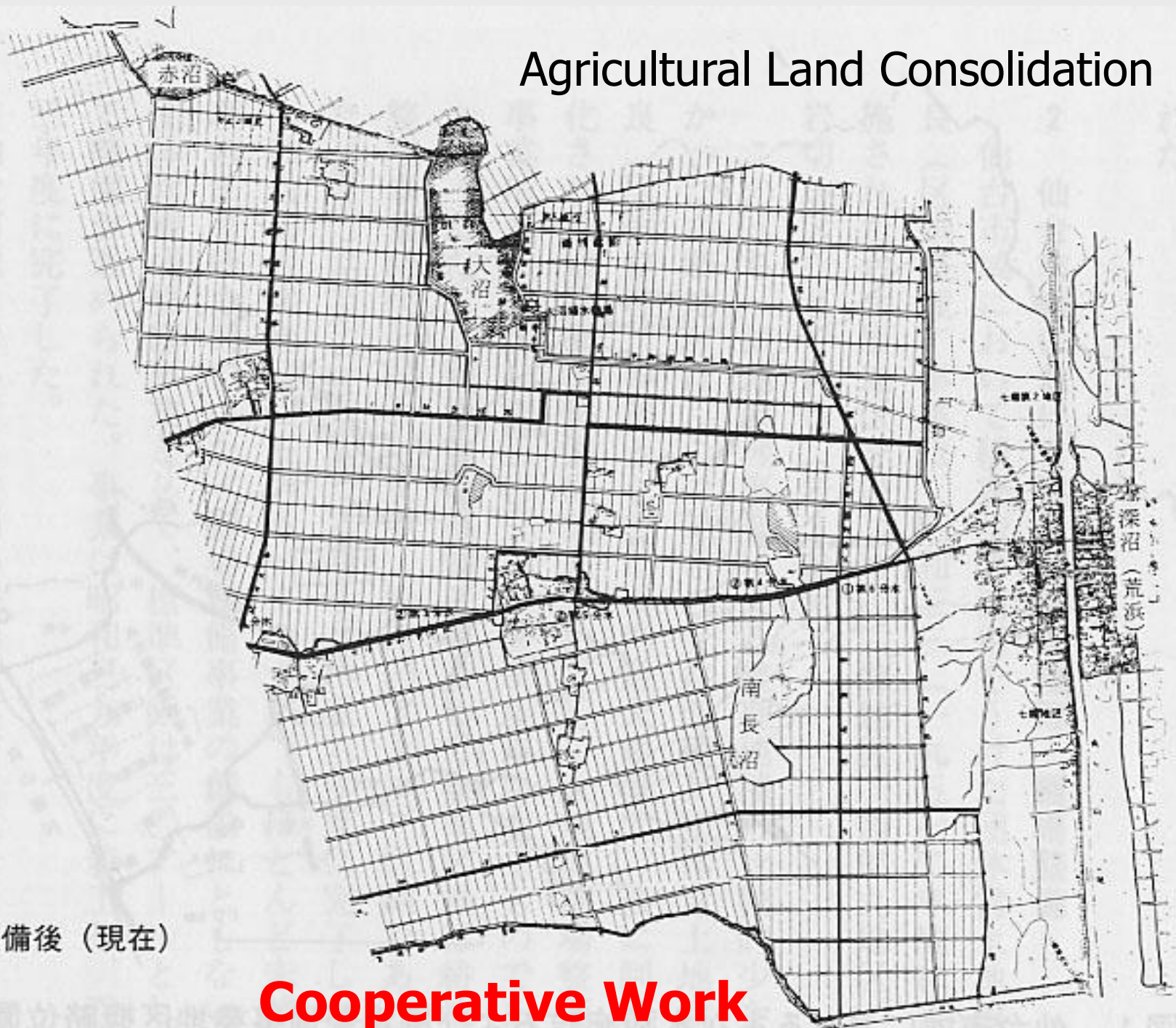
Benefit Estimation : Who How calculate?

Way of Returning : Who How capture?

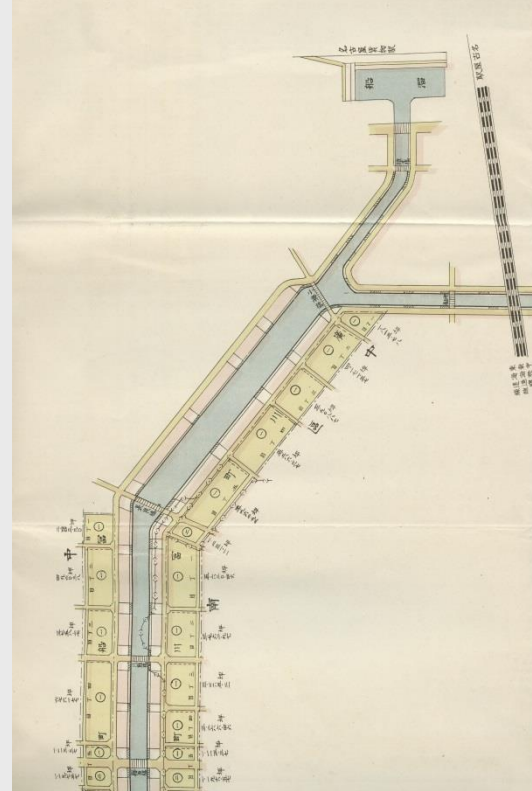
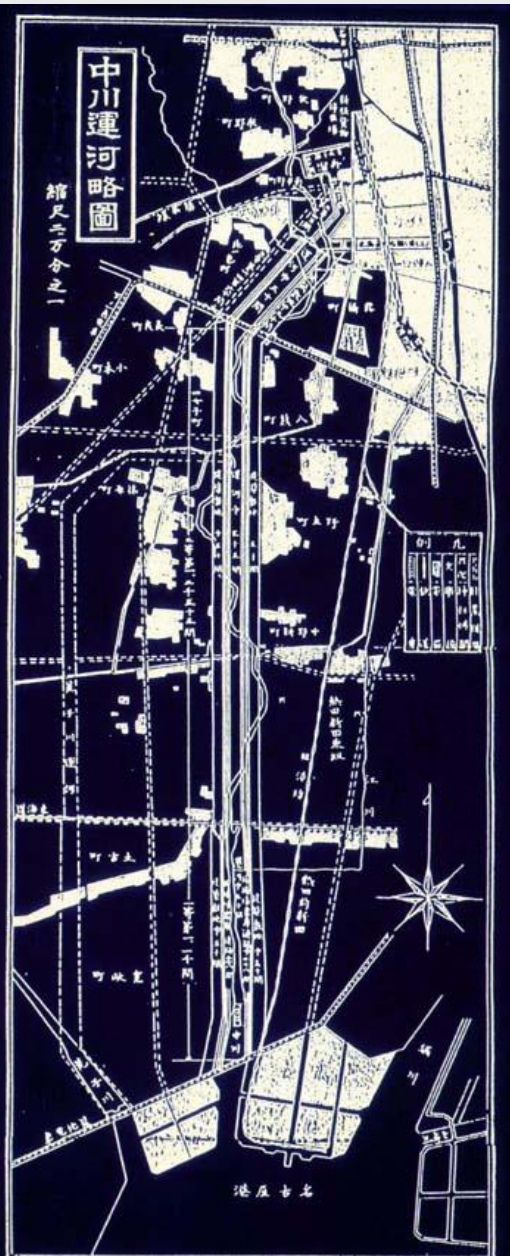
Agricultural Land Consolidation

整備後（現在）

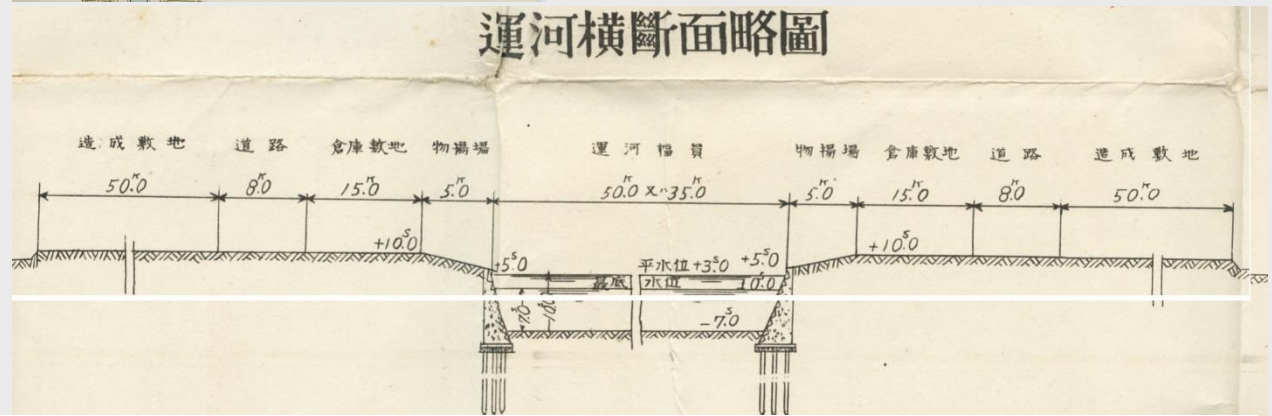
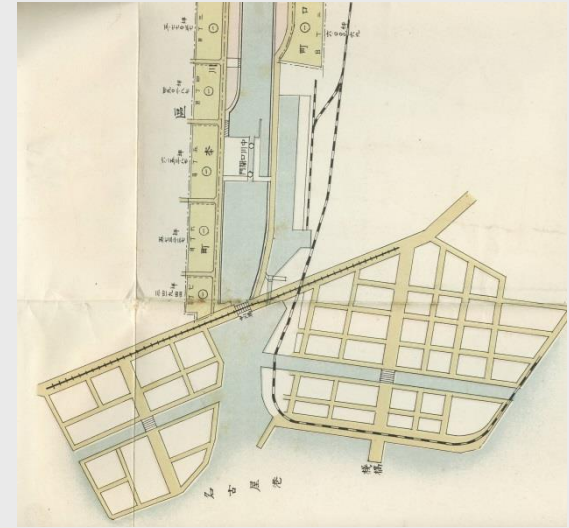
Cooperative Work



Facility Development Type LR (Capture the Benefit)



Nakagawa Canal : 90m wide
Project area : 140m+90m+140m



片側 78間(敷地50間+道路8間+倉庫敷地15間+もの揚場5間)+運河50間

District Plan realized by LR

Where & How developed or improved?

Private Owned Land

**Market Oriented
Private Business Base**



**Adjustment of Land Rights
Based on the Plan
With Public Works**

**Low Interest Loan or Subsidy
Authorized or Deregulation**



Public Owned Land

**City Planning Oriented
Public Works Base**

Key Words to understand LR Projects

Realization Process of District Level Plan

LR is the process to make & realize the District Plan.

Participation (Public Private Partnership Project)

LR is basically Cooperative Work of Landowners.

BSP Principle (Self-Finance & Some Subsidy)

Beneficiaries should pay the cost of the Project.

LR System Variations

Plan Making

Adjustment of Land

With Public Facilities

P=Planning

B-Plan

A=Adjustment of Rights

Baulandumlegung

Public Work

C=Constructon Works

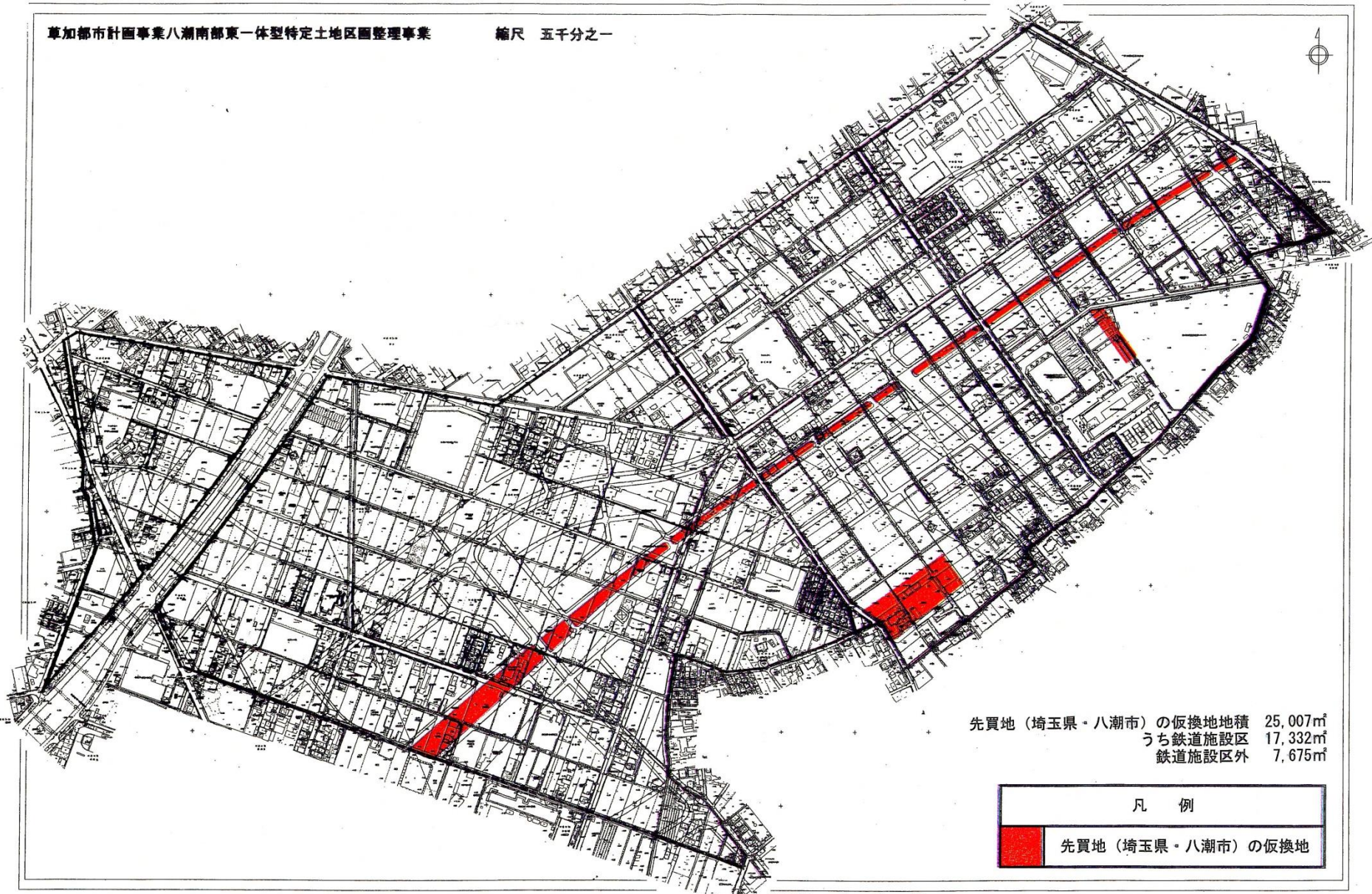
Japan LR (P + A + C + Participation Procedure)

Architecture · Maintenance · Soft program etc

LR with some Land Acquisition for Rail

草加都市計画事業八潮南部東一帯型特定土地区画整理事業

縮尺 五千分之一



先買地（埼玉県・八潮市）の仮換地地積 25,007㎡
うち鉄道施設区 17,332㎡
鉄道施設区外 7,675㎡

凡 例

先買地（埼玉県・八潮市）の仮換地

LR with some LA for Successive Renewal

