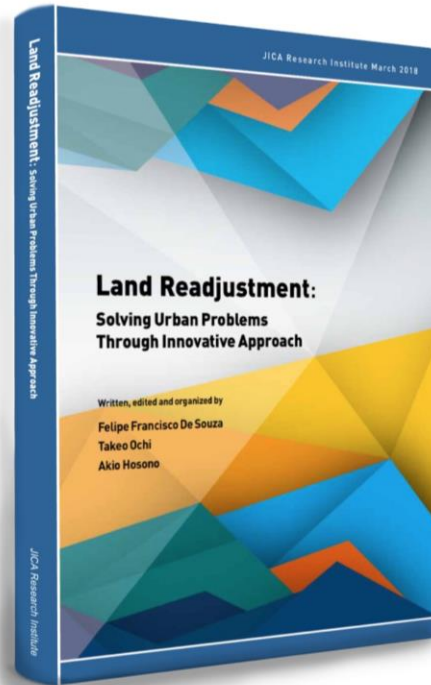


# BOOK LAUNCH

THE JAPAN INTERNATIONAL COOPERATION AGENCY RESEARCH INSTITUTE  
*proudly presents*



## LAND READJUSTMENT: SOLVING URBAN PROBLEMS THROUGH INNOVATIVE APPROACH

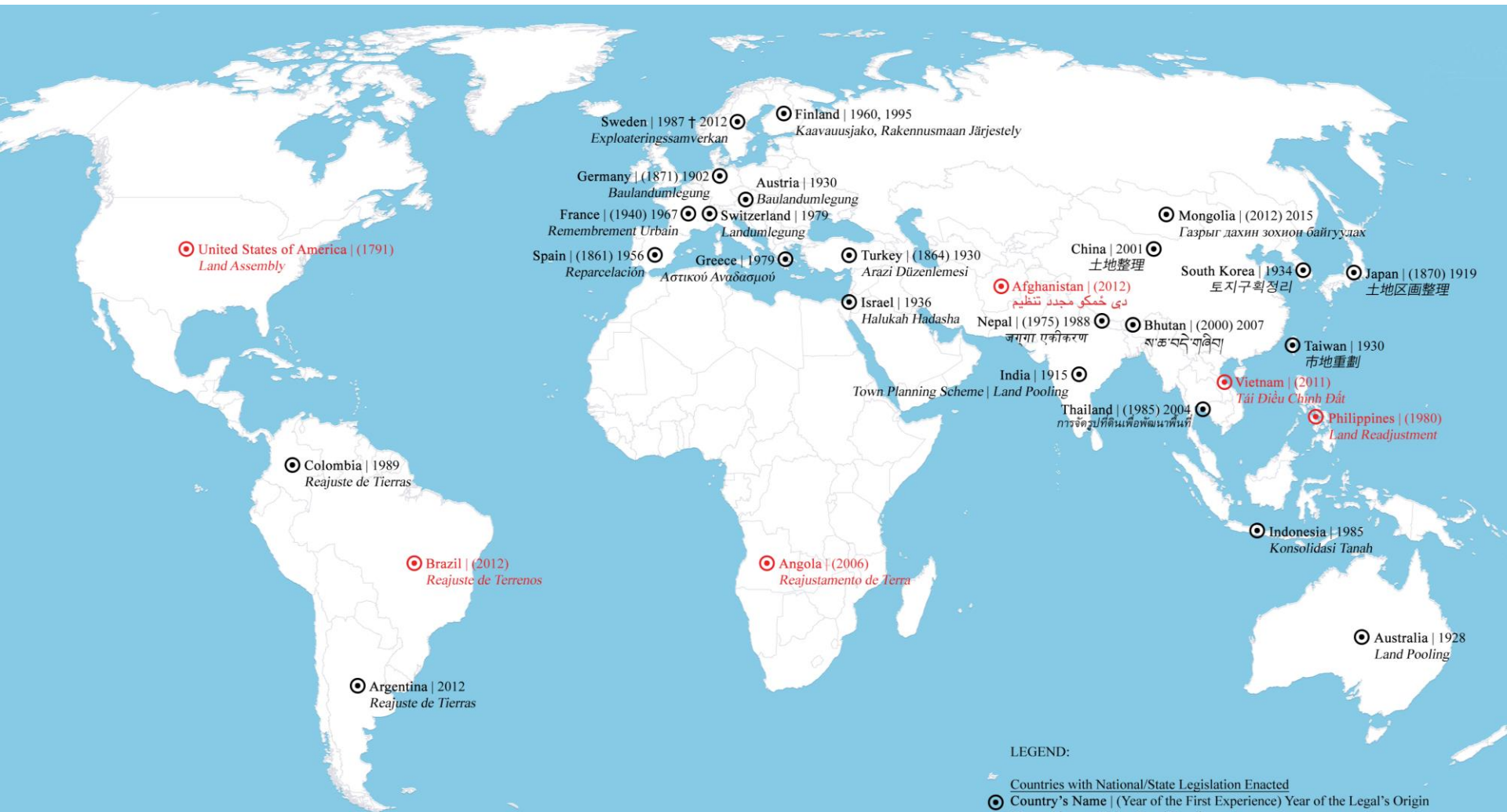
Written, edited and organized by:  
Felipe Francisco De Souza, Takeo Ochi, and Akio Hosono

Case Studies: Japan, Afghanistan, Angola, Bhutan, Brazil, Colombia, Finland, Germany, India, Indonesia, Israel, Mongolia, Nepal, Netherlands, Sweden, Taiwan, Thailand, Turkey, United Kingdom (British Colonies), and Vietnam.

**THURSDAY OCTOBER 18, 2018 5:00-7:00PM**

JICA ICHIGAYA BUILDING, 10-5 Ichigaya Honmuracho, Shinjuku-ku, Tokyo  
4th Floor, 400 Conference Room  
[https://www.jica.go.jp/jica-ri/news/event/20181018\\_01.html](https://www.jica.go.jp/jica-ri/news/event/20181018_01.html)

# The Diversity of Land Readjustment in the World

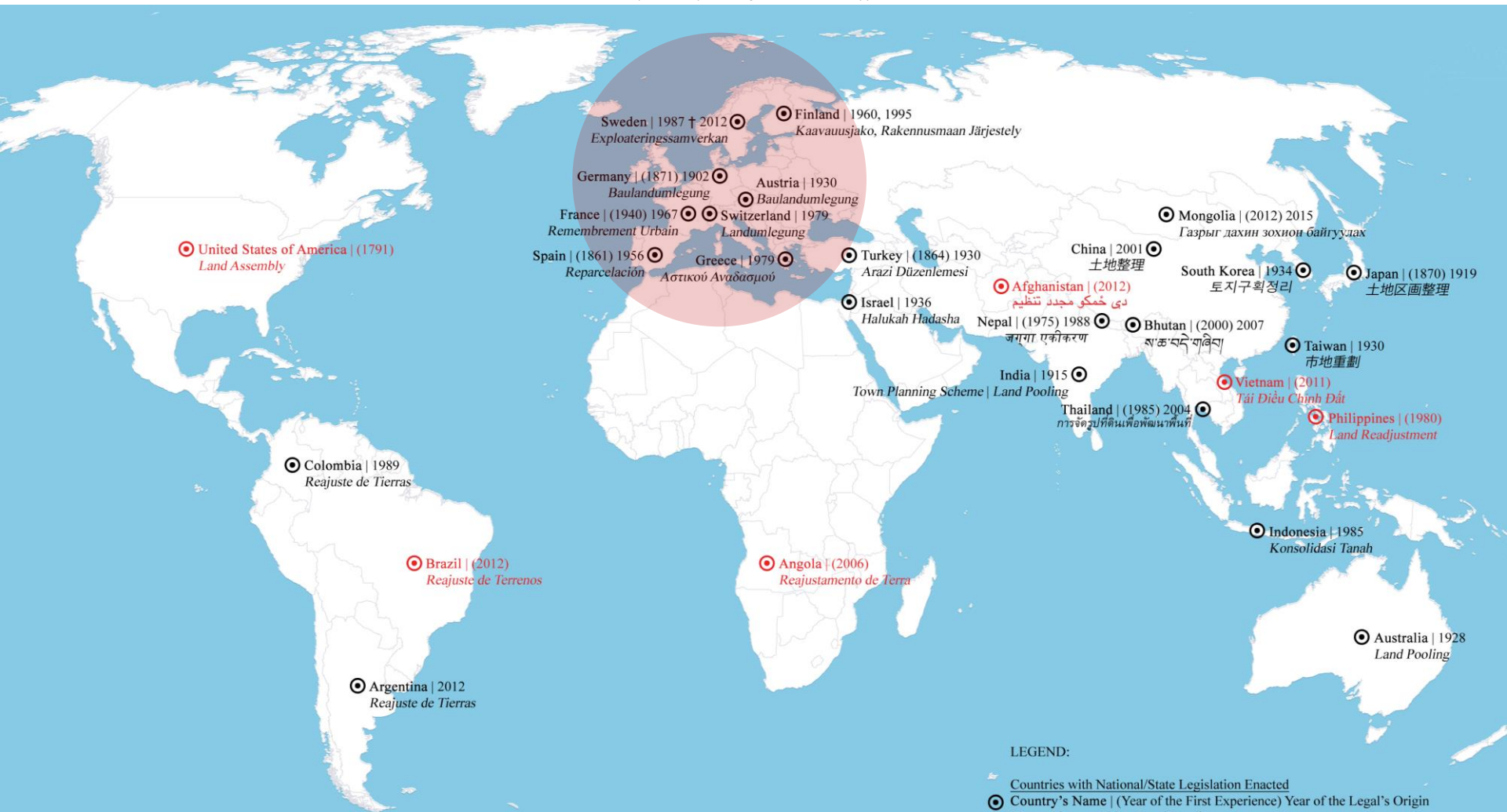


## LEGEND:

- Countries with National/State Legislation Enacted
- Country's Name | (Year of the First Experience) Year of the Legal's Origin  
Name Given to Urban Land Readjustment
- Countries without National/State Legislation Enacted
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# The International Dissemination of Land Readjustment

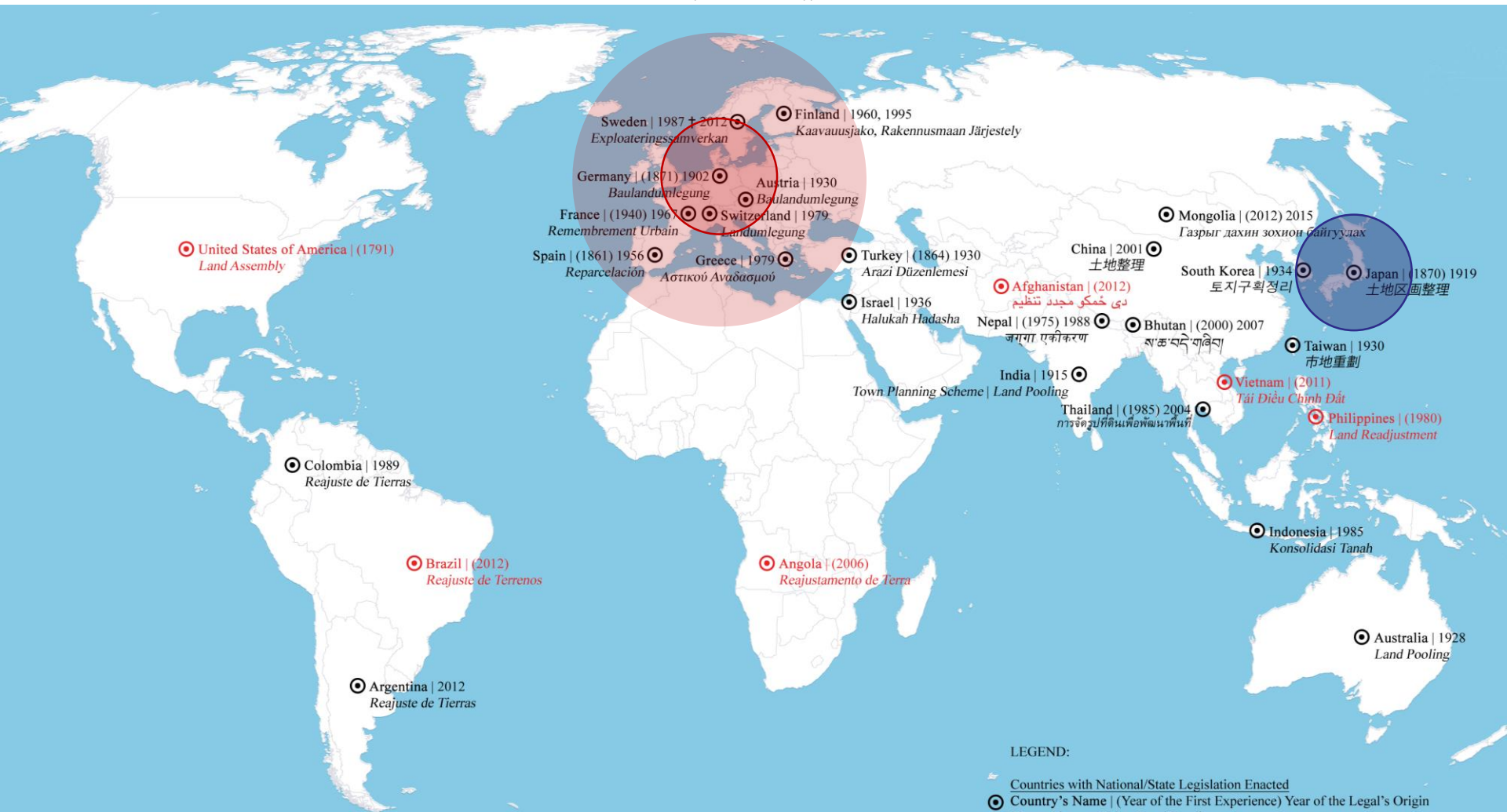
(~ 1,000 years ago – 18th century)





# The International Dissemination of Land Readjustment

(late 19th century)

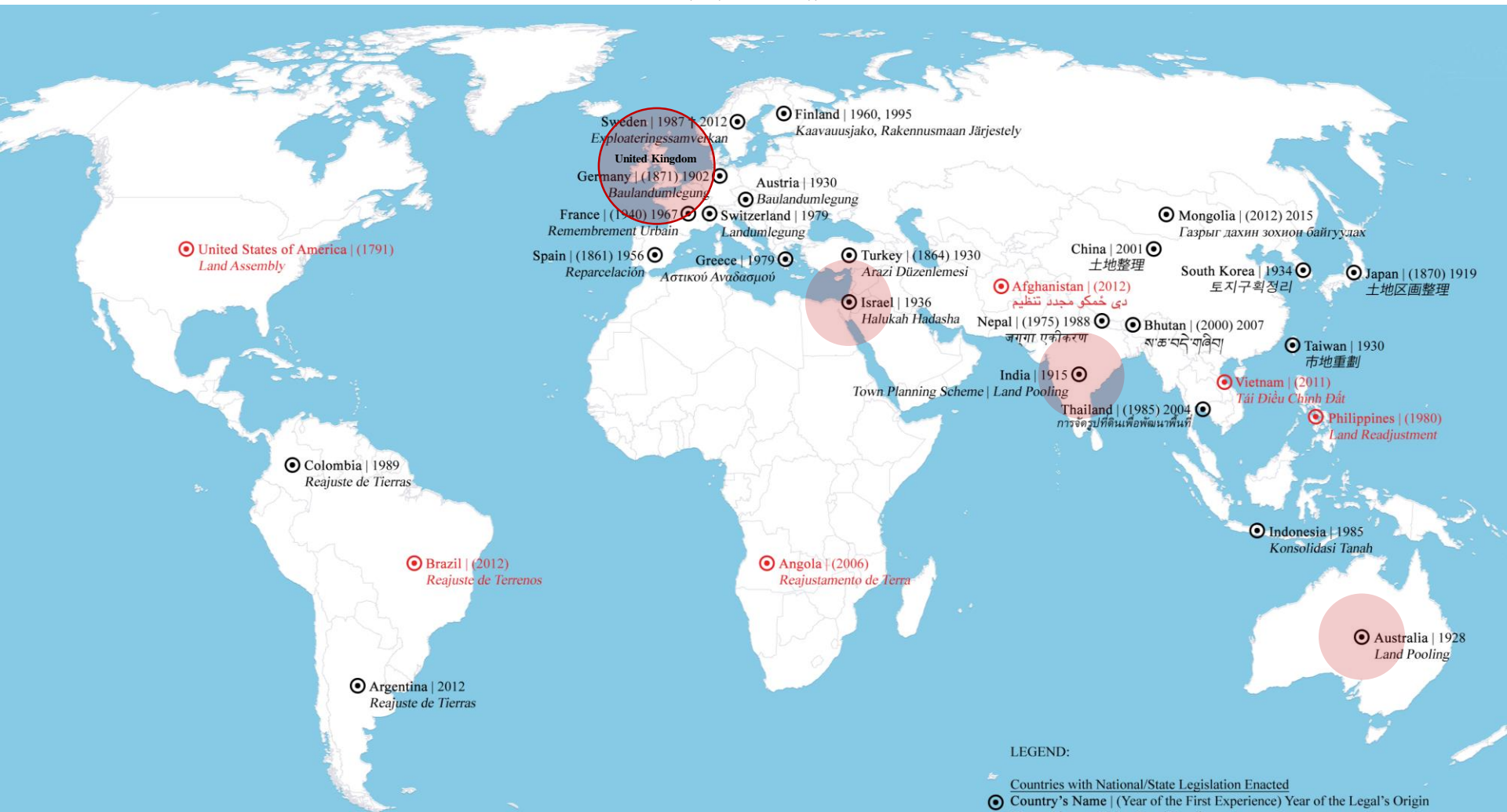


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# The International Dissemination of Land Readjustment

(early 20th century)

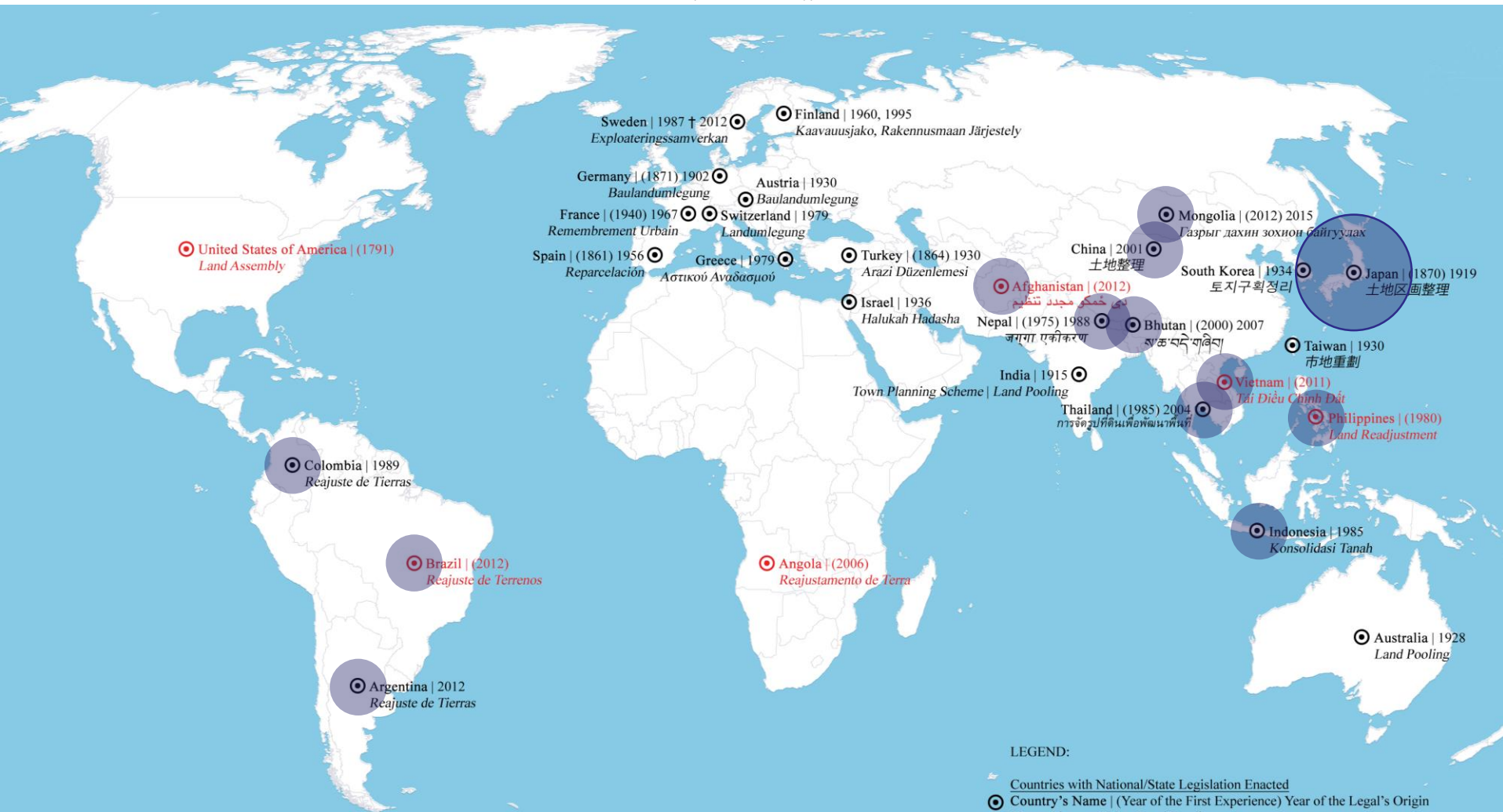


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# The International Dissemination of Land Readjustment

(late 20th century)



## LEGEND:

- Countries with National/State Legislation Enacted
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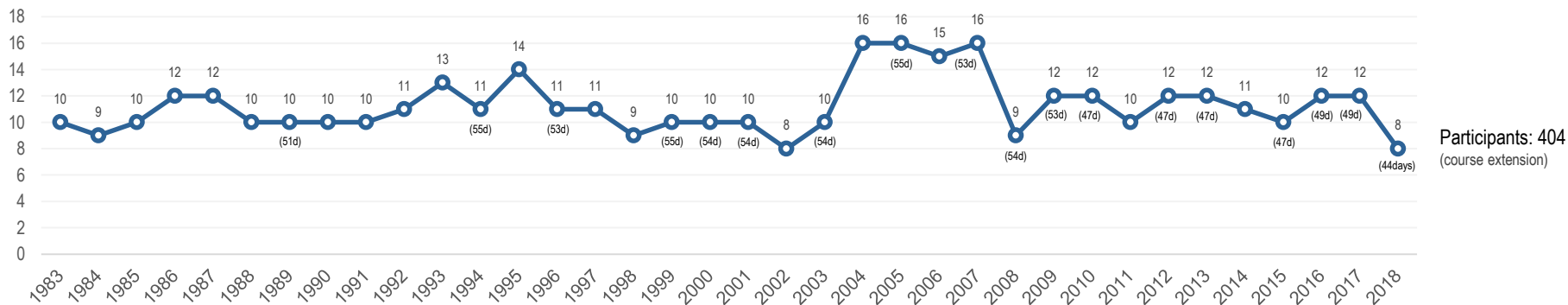
# International Seminars, Conferences, and Training Courses

Assessment of the International Dissemination Through International Seminars, Conferences and Training Courses (Over 5,200 Estimated Participants)

Date	Place	Type	Participants	Countries	Average Length
1979-2000	Asia	International Seminars of Land Readjustment and Urban Development (10x)	~ 2980	~ 32	4 days
1983-2018	Japan (Tokyo and Nagoya)	JICA Training Course on Land Readjustment (35x)	404	66	50 days
1984-1993	Colombia, USA, Sweden, and Asia	Bilateral and International Seminars (10x)	~ 1575	~ 16	~ 3 days
1995-2013	Japan (Nagoya and Obihiro)	JICA Country Trainings (Indonesia, Malaysia, Thailand, Nepal, Colombia, Brazil)	~ 250	~ 6	~ 30 days
2014-2016	South Korea (Hongcheon)	UN-Habitat Training Course on Land Readjustment (3x)	72	14	7 days

Source: The author consolidating data from the Japan International Cooperation Agency 2018; Ministry of Land, Infrastructure, Transport and Tourism 2002; and Yoshida 2001. (Note: in grey inconsistent data)

JICA Training Program on Land Readjustment (1983-2018)  
(targeting central government bureaucrats with high academic background)



Source: The author consolidating data from the Japan International Cooperation Agency 2018; Ochi In Souza, Ochi and Hosono 2018; and Yoshida 2001.



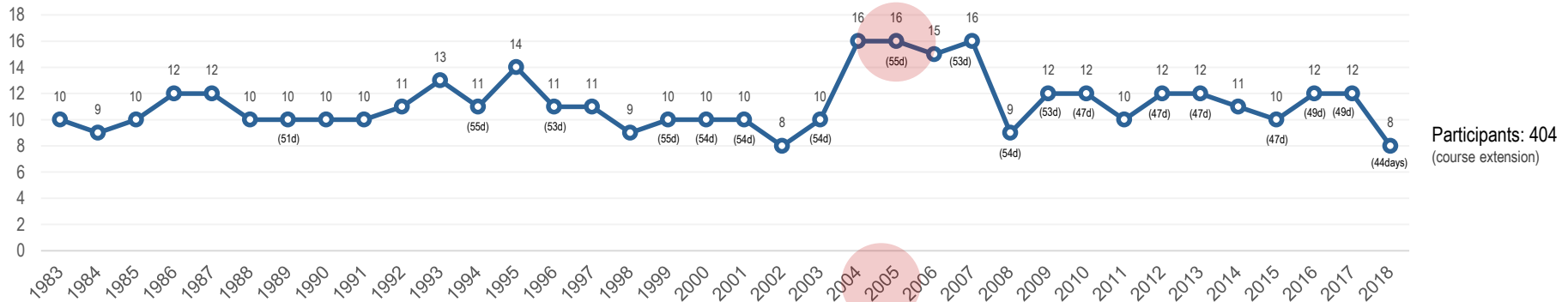
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## Historical Dimensions to Explain Diversity

- The process of land readjustment adaptation and implementation started from the 1980s corresponded to a moment of “critical juncture” in planning history.
- Central governments adapted and created new legal-administrative procedures, replacing old ones, in order to implement land readjustment; then, local governments became largely receivers of institutional changes, which required local responses, triggering other critical junctures.
- Even having Japan as a very important benchmark related to the knowledge of land readjustment, all these cases underlined the general point that the diffusion of land readjustment was a highly variable, rather than a single, uniform process.
- Major dimensions of diffusion have shown great diversity:
  - (i) The indigenous past knowledge, which made some ideas to make sense;
  - (ii) The government politics and bureaucrats role responsible for ideas and adaptations; and
  - (iii) The role of JICA, which varied from country to country (from lesser to a greater support extend).
- Major difficulties in the practical implementation of land readjustment:
  - (i) by trying to replace past practices, or the set of decisions made in the past that limit current decisions;
  - (ii) by trying to correct deficiencies in enforcement, implementation, and partnership risks; and
  - (iii) by trying to overcome significant costs to promote any necessary institutional change.

## Diversity of Land Readjustment: Purposes and Challenges

- How diverse land readjustment is in terms of purposes:

Japan (- *overcome expropriation practices aiming the necessary urbanization for industrialization*)

Angola (- *pro-poor land readjustment for informal settlements regularization*)

Israel (- *land readjustment in the context of Jews and Arabs conflicts*)

Nepal (- *sale of reserve land for buildings for the poor*)

- How diverse land readjustment is in terms of challenges:

Bhutan (- *need for enforcement to overcome disputes on the amount of contribution*)

Colombia (- *struggle to put in practice due to legal complexities*)

Taiwan (- *the role of the private sector for sprawl control and increased planning*)

Vietnam (- *land readjustment in the context of a communist country*)

## Conclusions: A Conceptual Framework to Understand Diversity

- The narrow view of land readjustment only by looking at the Japanese model must be replaced by a **general definition followed by a deeper understanding of other dimensions.**

- A general definition by Mr. Takeo Ochi (page 229):

- (i) Urban development method through **conversion of land and building rights**;

- (ii) Distribution mechanism for the **fair share of costs and benefits**; and

- (iii) Mechanism for the **participation of property rights holders** and concerned citizens within the project.”

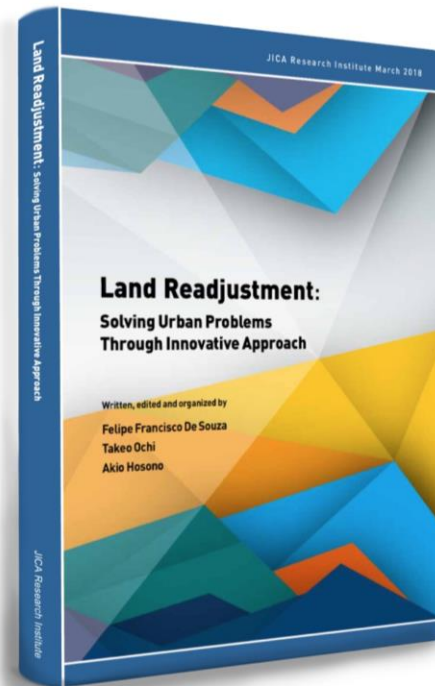
- Some major dimensions related to diversity:

- (i) Stakeholders participation: “how government initially approaches rights holders and civil society might shape land readjustment for decades to come (including how opposition will be legally addressed).”

- (ii) Contribution ratio and reserve land: “without reserve land, land owners are very likely to absorb most of the benefits (land value increase), but without public investments such benefits tend not to be high.”

- (iii) Land prices and plus-value capture: “how benefits will be shared among rights holders and government agencies? When the prices increase, there is a dispute on how benefits will be absorbed.”

- (iv) Taxation and zoning: “the share of development benefits is also affected by time-based externalities like taxation, inflation, implementation of major facilities and change in zoning regulation.”



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### Thank you!

Ms. Izumi Ohno (Director JICA-RI), Mr. Shimpei Taguchi & Mr. Sato Yasuhiko (JICA-RI Editorial),  
Mr. Kota Sakaguchi (JICA Africa), Dr. Akio Hosono & Mr. Takeo Ochi (JICA Seniors),  
Prof. Dr. Norihiko Yanase & Mr. Shin-ichi Aoki (LR Experts); Prof. Dr. Hideki Koizumi (University of Tokyo)