

ACT ON REVIEW AND REGULATION ON REAL ESTATE USAGE

1 PURPOSE / BASIC POLICY TO BE ADOPTED BY CABINET DECISION

- **Purpose :**
Preventing the inappropriate use of real estate near sensitive facilities and on border islands that interferes with their functions.
- **Basic Policy :**
Principle on
 - ① Preventing the inappropriate use of above mentioned real estate that interferes with their functions.
 - ② Designation of “Monitored Areas” and “Intensively Monitored Areas”
(Economic and social aspects shall be taken into account.)
 - ③ Review of real estate ownership and recommendation/order to land users
(The Concept of the inappropriate use shall be provided.)
- **Note :**
Measures shall be limited to bare minimum and taken with due consideration to the protection of personal information.

2 COVERED AREAS AND FRAMEWORK OF REVIEW AND REGULATION

MONITORED AREAS

- **Areas near sensitive[※] facilities:** (Defense facilities (SDF and US forces in Japan)), Japan Coast Guard’s facilities and critical infrastructures (Designated by ordinance). [※] Approx. 1,000m
- **Border islands:** the islands holding the baseline for measuring the breadth of the territorial sea, and the islands specified in “the Act on Preserving Remote Island Areas”.

INTENSIVELY MONITORED AREAS

- **Areas near highly sensitive facilities :** Facilities that are of particular importance or vulnerable, and not substitutable.
e.g. JSDF Garrisons and Bases equipped with Headquarter functions, alert monitoring functions
- **Specific border islands :** Islands that are of particular importance or vulnerable, and not substitutable.
e.g. Uninhabited border islands

REVIEW

(common to both areas)

- **Coverage**
 - Owner and lessee of real estate
 - **Information to be collected**
 - Name, Address, Nationality etc.
 - State of Use
 - **Means**
 - On-site examination
 - Public register (Incl. Real estate register, Basic resident register etc.)
 - Mandatory report from owners etc. [※] (Criminal penalties applicable)
- [※] When enough information cannot be collected from public registers.

Review

Regulation based on review

Pre-notification

(Intensively monitored areas only)

- **Coverage**
 - Transaction of real estate [※] (Buyer and seller / Criminal penalty applicable)
 - [※] Areas above certain threshold.
- **Information required**
 - Name, Address, Nationality etc.
 - Purpose of use, Location, Area etc.

Purchase by GOJ

Purchase by GOJ

REGULATION on USE

(common to both areas)

- **Measures based on existing laws and regulations**
- **Recommendation ⇒ Order to cease inappropriate use** (subject to criminal penalties)
 - Compensation by GOJ
 - Owner can ask GOJ to purchase the real estate

PURCHASE by GOJ

(common to both areas)

- **Purchase of lands by GOJ**

OTHERS

- **Council on real estate usage :**
Consultation before (a) formulation/abolition of ordinances on critical infrastructure, (b) designation of monitored and intensively monitored areas, (c) recommendations.
- **Date of enforcement :**
Basic Policy, Council launch : Within one year after promulgation
Others : Within one year and three months after promulgation.
- **Review :**
Within five years after its enforcement a review is to be conducted on the status of the enforcement of this Bill, and necessary measures are to be taken as needed, based on the results of the review.