

# Towards of the Promotion of Physical Improvements in High Density Built-Up Areas by Leveraging the Private Sector Dynamics

(Period of Study: From FY 2016 to FY 2018)

**KATSUMATA** Wataru (Doctor of Engineering), Head  
Urban Development Division, Urban Planning Department

**TAKEYA** Shuichi (Doctor of Engineering), Head  
Urban Disaster Mitigation Division, Urban Planning Department

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## 1. Foreword

It is an urgent task to enhance disaster prevention capabilities in high density built-up areas. To achieve this, it is required to effectively resolve a variety of issues, such as poor connecting roads and complicated relationships of rights, that may become impediments to the improvement of high density built-up areas, including the rebuilding of houses and buildings there. In addition, given severe fiscal constraints on national and local governments, it is necessary to put in place an environment that would be conducive to the achievement of physical improvements in high density built-up areas, such as enhancing the marketability of properties in high density built-up areas, through the daily business activities of private business operators.

To promote physical improvements in high density built-up areas by leveraging the private sector dynamics, we at NILIM conducted an attitude survey, asking private business operators why properties in high density built-up areas were difficult to list in real estate markets and what issues they faced and what conditions they required in deploying and operating their business activities in high density built-up areas, among other things. In this paper, we would like to present some of the survey results.

## 2. Attitude Survey on Business Deployment in High Density Built-Up Areas

In this attitude survey, a survey questionnaire was sent by mail to a total of 72 companies, including major house manufacturers, local house builders, property developers, real

estate operators and architectural design offices (response rate: 38.9%). The questionnaire items include past business results in high density built-up areas, business deployment policies, impediments and their degree of impact and reasons therefor, requests and ideas for problem-solving, creative solutions for business deployment, and advantages in deploying businesses in high density built-up areas, among other items.

The results of responses to expected impediments in deploying businesses in high density built-up areas and their degree of impact are as shown in the figure below. We calculated the average score of the degree of impact by establishing points from 100 (Definite impediment) to zero (No impediment) based on the degree of impact by assigning points to the responses and weighting them by composition ratio. Five questionnaire items with the highest scores are (7) difficult to comply with requirements for connecting roads (65.0 points), (15) difficult to rebuild houses and buildings because of approval fees for refurbishing them on leased land (60.5 points), (3) automobile traffic is difficult (60.0 points), (8) difficult to comply with restrictions on floor area ratio (57.5 points), and (9) difficult to comply with morphological rules of construction (57.5 points).

## 3. Next Step

Going forward, we plan to examine the results of this attitude survey more closely and to collect information, through hearings, etc., concerning advanced case examples in which private business operators have successfully achieved physical improvements in high density built-up areas by resolving impediments through their own efforts.

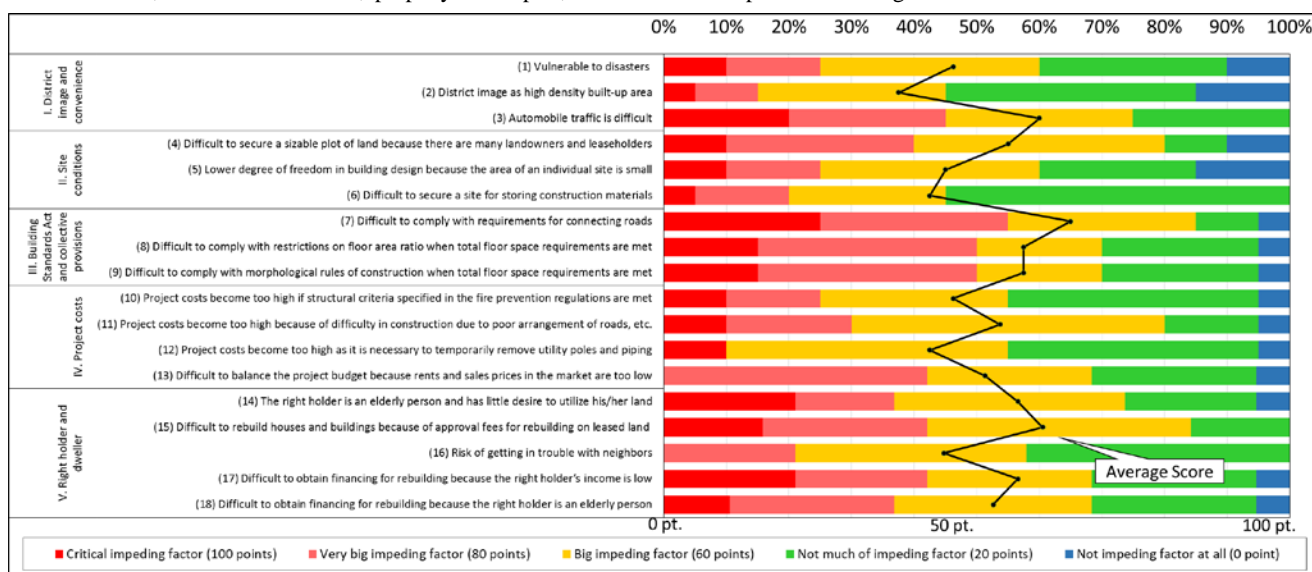


Figure: Expected impediments in deploying businesses in high density built-up areas and their degree of impact