

List of laws that may affect your development project

The following is a list of national laws that may affect your development project, showing examples of types of development designation and the governing authority for each.

Locations where a law has a high probability of coming into play marked with ○

| National Laws | | Governing Authority | Site Location | | |
|--|--|--|---|------------|-------------------------|
| Name of Law | Development Designation | | Urban Area | Hilly Area | River & Coastal terrain |
| City Planning Act | Altering property boundaries or physical land form for the purpose of constructing buildings or other structures or facilities specified in the Act* | Ministry of Land, Infrastructure, Transport and Tourism | ○ | ○ | ○ |
| Rivers Act | New construction near a River or in a River Conservation area | | | | ○ |
| Erosion Control Act | Development restricted within erosion control areas | | | ○ | ○ |
| Roads Act | Installation of any structure or facility within the publicly owned right-of-way of a road when the road is to maintain its original function after such installation is completed | | ○ | ○ | ○ |
| Scenic Landscape Act | Development within a designated scenic landscape areas | | ○ | ○ | ○ |
| Law concerning Promotion of Measures to Prevent Landslide Disasters in Designated Hazard Areas | Development within specialty designate hazard areas | | ○ | ○ | ○ |
| Law Concerning Measures to Prevent Urban Flood Damage by Specified Rivers | Development that would prevent permeation of rain water in 1,000 m ² or more of ground within the catchment area of specified urban rivers | | ○ | | ○ |
| Law Concerning the Maintenance and Improvement of traditional Scenery within Specific Areas | Altering property boundaries and/or physical form and the use of land within areas designated for their preservation and improvement of traditional scenery | | ○ | ○ | ○ |
| Agricultural Land Act | Altering land use or transferring the right to alter land use of agricultural land | | | ○ | |
| Law Concerning Establishment of Areas of Agricultural Promotion | Development within an area designated for atricultural use | | Ministry of Agriculture, Forestry and Fisheries | | ○ |
| Forest Act | Development within a private forest subject to the regional forest planning | | | ○ | |
| | | Development requiring release from forest preserving designation | | ○ | |
| Environmental Impact Assessment Act | Development of such scale as to risk significant impact on the environment | Mnistry of the Environment | ○ | ○ | ○ |
| Soil Contamination Countermeasures Act | Altering physical form and the use of land suspected of being contaminated | | ○ | ○ | ○ |
| Law Concerning the Impact of Large Retail Stores on the Social and Physical Environment | New construction of a large scale retail stores | Ministry of Economy, Trade and Industry | ○ | ○ | ○ |
| Cultural Properties Protection Act | Development on land where cultural artifacts are buried | Ministry of Education, Culture, Sports, Science and Technology | ○ | ○ | ○ |

*Concrete Plant, Storage for certain contaminants or other dangerous material, golf course, tennis court etc.

Development Permit Assisting Services



support

OHBA will bring your development project to a successful conclusion.

OHBA & CO.
URBAN DEVELOPMENT & CIVIL ENGINEERING, CONSULTANTS

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Did you know?

There are potential risks when attempting to obtain legal authorization for property development.

Risk 1

Possibility of Project Failure

- A pre-existent master plan and/or local regulations may cause your project to be rejected.
- Restrictive local regulations may place limitations on such things as land usage or the size of buildings you may erect.



Risk 2

Possibility of Project Delays

- Your development schedule will be influenced by the time required for administrative deliberations over how your permit application(s) fit with local regulations, as well as the time needed to reach agreement with local neighbors and other interested parties.



Risk 3

Possibility of Cost Escalation

- Regulations may require that you assume an immoderate burden for the installation/construction of public facilities within or near your development site and/or give over a portion of the site for such purpose, thus elevating your costs and lowering your revenue.

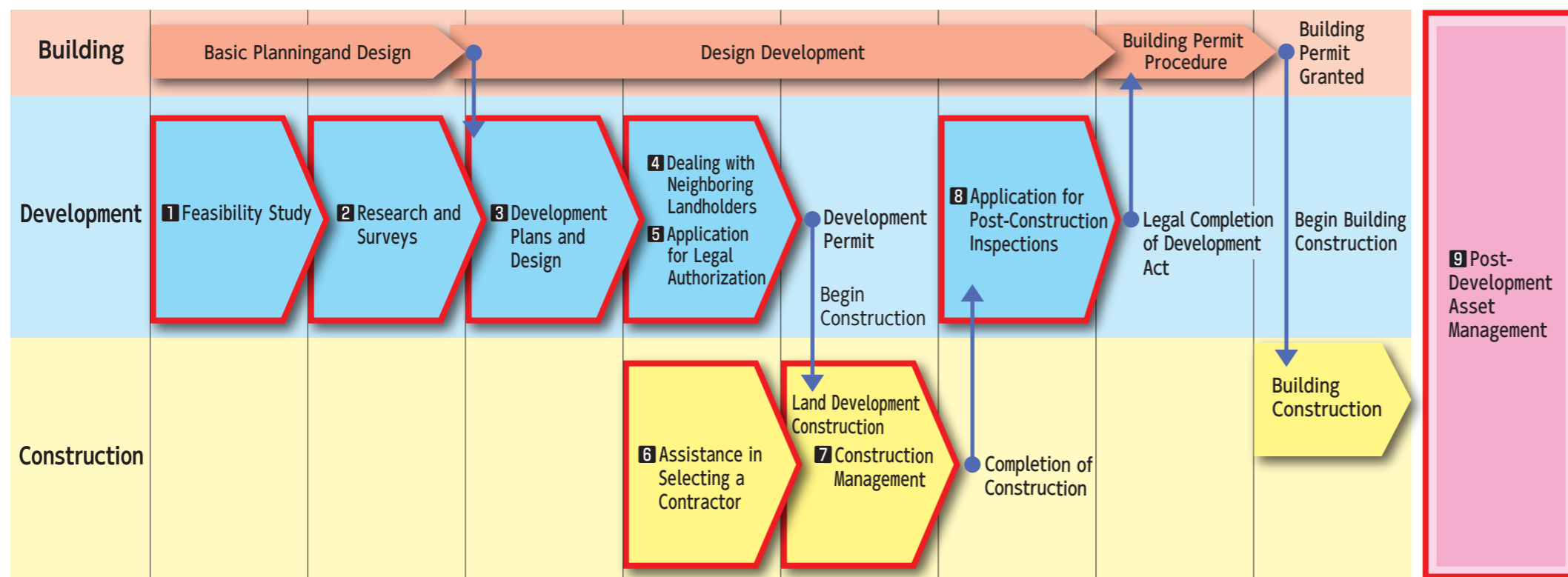


Leave it all to us!

We are here to support you on obtaining development permits to realize your project.

Backed with broad experience and expertise, we assist you in obtaining development permit quickly by total coordination of researching, planning and designing in accordance with all related individual regulations.

Flow Chart of Our Services



Red Framing shows OHBA's scope of work

Services

We are able to provide in one package all services pertaining to your development project from acquiring all necessary development permits and authorizations to the completion of construction and post-development property maintenance.

- 1 Feasibility Study**
Study based on a thorough research of city and regional plans and local regulations.
- 2 Research and Surveys**
Land measurement, soil analysis, soil contamination detection, review of infrastructure.
- 3 Development Plans and Design**
Planning and design of land preparation and infrastructure based on regulatory requirements.
- 4 Dealing with Neighboring Landholders**
Sponsoring explanatory meetings with citizens living on land surrounding the property as required by land-development laws and regulations.
- 5 Application for Development Authorization and Environmental Assessment Registration**
Confirmation with local governments regarding development approval procedures and registration for environmental assessment.
- 6 Assistance in Contractor Selection**
Assistance in selecting a contractor for the development work.
- 7 Design and Construction Management**
Management of all phases of design and through construction.
- 8 Application for Inspection after Completion of Construction**
Negotiations with local authorities regarding the post-construction inspection process.
- 9 Post-Development Asset Management**
Oversight of data related to ownership of the property, post-development information related to the land and building(s), and other research results.