

A Study on Urban Renewal of Densely Built-up Residential Districts

—— from Judicial Point of View ——

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[Synopsis]

This research aims to evaluate the ways to renew densely built-up quarters, which have been the hardest problem for improving Japanese residential conditions, from judicial viewpoint. A new era seems to have begun with the enactment of Densely Built-up Area Arrangement Act. So far as the practical use of this law is concerned, however, while many Renewal-promoting Areas have been already zoned, there exist only few Arrangement-plans. The reasons are the difficulty of the latter's planning, the possibility of gaining aids only depending on the former and above all the lack of public-housing acceptance for old-aged alone dwellers who hesitate to leave.

Several means are thinkable for driving literally this act, which supplied the legal ground for the past mere budget-based grants. But we may well put it aside and investigate what kind of public-enterprise complex, each of which has merits and demerits, is suitable for exercising larger effects. So we analyzed which work should be combined with Wooden-quarters Arrangement Work according to the type of district. We tried to submit general proposition studying local cases, which are composed mainly of Tokyo/Osaka megalopolises but additionally of other cities.

For example, when it's possible to switch and amalgamate the land-pieces, combining with Reshuffle Work would be better for efficient co-reconstruction and public space creation. At a high-potential district, pairing with Urban-renewal Work would be appropriate for supplying tall buildings and infrastructures together. In other cases, *mutatis mutandis* work-complex would be desirable. Further, combination with not only works but regulation/incentive systems is still important.

Now that Policy Evaluate Act has appeared, the establishment of pre-evaluation will be needed for work choice. Burdens of policy execution should be redistributed for citizens through local procedure enactment and administrative justice. At last, balancing between developpers' and dwellers' participation is above all important.