



# TRAINING AND DIALOGUE PROGRAMS

GENERAL INFORMATION ON

URBAN DEVELOPMENT

(Focused on Land Readjustment Measures)

集団研修「都市整備（土地区画整理手法を中心として）」

JFY 2012

<Type: Solution Creation / 類型：課題解決促進型>

NO. J12-00616 / ID: 1280325

From April to September, 2012

Core Phase in Japan: From May 20 to July 6, 2012

This information pertains to one of the Training and Dialogue Programs of the Japan International Cooperation Agency (JICA), which shall be implemented as part of the Official Development Assistance of the Government of Japan based on bilateral agreement between both Governments.

## **I. Concept**

### **Background**

This program was designed to equip participants with the knowledge and expertise to introduce the Land Readjustment method in respective cities/countries. The Land Readjustment (LR) is one of the urban development methods that is practiced in Japan and Germany for long time, and in recent years, it has been implemented in Korea, Taiwan, India, and Australia. Many cities in developing countries are facing urban challenges: providing housing lots with sufficient urban infrastructure; development of urban facilities (e.g. inner-city roads); improvement of urban environment; and resource mobilization from non-public sector. Since the LR is regarded as an effective urban development method, JICA has provided technical assistance, based on the Japanese experiences and practices, to the countries which are willing to adapt this technique. (Please see Annex 1 for more details of LR) This training course is implemented as part of this technical cooperation.

### **For what?**

This Program aims to improve the methods and systems of urban development in participants' respective countries by learning urban development/renewal system and methods and techniques of LR in Japan.

### **For whom?**

This program is offered to central/local government officials responsible for the formulation of urban development policies or the implementation of urban development programs/projects.

## **II. Description**

**1. Title (J-No.): Urban Development (Focused on Land Readjustment Measures) (J12-00616)**

**2. Period of program**

**Duration of whole program:** April to September 2012

**Preliminary Phase:** April to May 2012

(in a participants' home country)

**Core Phase in Japan:** May 20 to July 6, 2012

**Finalization Phase:** July to September 2012

(in a participants' home country)

**3. Target Countries:**

Philippines, Viet Nam, China, Brazil, Afghanistan, Ethiopia, Ghana, Malawi, Indonesia, India, Thailand, Pakistan, Mozambique

**4. Program Objective**

The objective of this program is to study the methods and systems of Japanese urban development systems/techniques, especially Land Readjustment (LR) measures, and to examine the applicability of Japanese systems/techniques in participants' respective countries and to propose improvement plan of urban development systems/techniques.

**5. Expected Output**

To achieve the above Program Objective, participants are expected;

- 1) To understand the outline of Japanese urban development system and Land Readjustment (LR) techniques,
- 2) To identify current issues regarding urban development systems and techniques in their home countries, and
- 3) To study applicability of Japanese urban development systems/techniques and propose improvement plan of urban development system/techniques.

**6. Eligible / Target Organization**

This program is designed for central/local governments trying to solve the urban development problems and being responsible for the formulation of urban development policies or the implementation of urban development programs/projects.

**7. Total Number of Participants: 12**

**8. Language to be used in this program: English**

**9. Contents**

This program consists of the following components. Especially, selected participants are required to formulate reports\* by three different phases.

\*For more details, please see section V.

Details on each component are given below:

<p><b>Preliminary Phase in a participant's home country</b>          April to May 2012  <b>Preparation</b>  <i>Selected participants make required preparation for the Program in the respective countries.</i></p>
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Modules	Activities
Self-learning	<ul style="list-style-type: none"> <li>- Study pre-training materials which will be sent in advance</li> <li>- Review ex-participants' output from the same countries including interviewing with them</li> </ul>
Inception Report	<ul style="list-style-type: none"> <li>- Formulation of Inception Report (Please see section V Other Information.)</li> </ul>
Data Preparation (Option)	<ul style="list-style-type: none"> <li>- For your proposal in the Interim Report which will be made in the end of the core phase in Japan</li> </ul>

<b>Core Phase in Japan</b>	
May 20 to July 6, 2012	
<i>Participants dispatched by the organizations attend the Program implemented in Japan.</i>	
Modules	Subjects
Inception Report presentation	<ul style="list-style-type: none"> <li>- Share and discuss urban development issues</li> </ul>
Overview of city planning system in Japan	<ul style="list-style-type: none"> <li>- City Planning System in Japan</li> <li>- Urban Development Methods in Japan</li> <li>- Regional Planning and City Planning</li> <li>- Development Plan for the National Land and Capital Region</li> <li>- Urban Renewal/Renaissance</li> </ul>
Particular subjects of Urban Development	<ul style="list-style-type: none"> <li>- Urban Transport System</li> <li>- Urban Drainage with Sewerage and River System</li> <li>- Urban Landscape Design</li> </ul>
Introduction of LR system in Japan	<ul style="list-style-type: none"> <li>- Outline of LR</li> <li>- LR Law</li> <li>- Land System</li> <li>- Land Registration</li> <li>- Implementation Planning and Financial Planning</li> <li>- LR in the world</li> <li>- Introduction Example of LR to Developing Countries</li> </ul>
Case Study (Site Observation)	<ul style="list-style-type: none"> <li>- Comprehension of LR types and their characteristics (in Tokyo, Nagoya and other cities in Japan).</li> </ul>
Applicability of LR	<ul style="list-style-type: none"> <li>- Propose an LR system which can be applicable to participants' countries</li> </ul>
LR Design Workshop	<ul style="list-style-type: none"> <li>- LR Design Guidance</li> <li>- Landowners' Participation in LR</li> </ul>

	<ul style="list-style-type: none"> <li>- Preparation of Implementation Plan</li> <li>- Replotting Design</li> </ul>
Interim Report Preparation and Presentation	<ul style="list-style-type: none"> <li>- Propose a new/improved urban development plan for respective countries/cities</li> <li>- Share and discuss urban development issues</li> </ul>

<b>Finalization Phase in a participant's home country</b> July to September 2012 <i>Assessment/Review</i> <i>Participants make a presentation of their Interim Report to their organizations. Each participating organization assesses or reviews the proposal made in the Interim Report and considers its viability and feasibility. This phase marks the end of the Program.</i>	
<b>Modules</b>	<b>Activities</b>
Final Report	Formulation and submission of Final Report

### **III. Conditions and Procedures for Application**

#### **1. Expectations for the Participating Organizations**

- (1) This program is designed primarily for organizations that intend to address specific issues or problems identified in their operation. Participating organizations are expected to use this program for those specific purposes.
- (2) This program is enriched with contents and facilitation schemes specially developed in collaboration with relevant prominent organizations in Japan. These special features enable the program to meet specific requirements of applying organizations and effectively help them toward solve the urban issues and problems.
- (3) As this program is designed to facilitate organizations to come up with concrete solutions for their issues, participating organizations are expected to ensure adequate support for the participants to carry out the activities of the Preliminary Phase described in section II-9.
- (4) Participating organizations are also expected to make the best use of the results achieved by their participants in Japan by carrying out the activities of the Finalization Phase described in section II-9.

#### **2. Nominee Qualifications**

Applying Organizations are expected to adequately select nominees. Nominees must;

- 1) have university degree or equivalent, with more than 5 years of professional experiences in urban development and/or urban planning in principle,
- 2) be between thirty (30) and forty five (45) years of age in principle,
- 3) be responsible for the formulation of urban development policies or the implementation of urban development programs/projects,
- 4) have a high level of English language ability in speaking and writing, (Note: If you provide evidence of language ability as tested by a registered body, your application would be prioritized against others.)
- 5) be both physically and mentally fit for the training; pregnancy\* is regarded as a disqualifying condition because the course program includes many field trips, and
- 6) not be serving in the military.

\* Pregnant participants are strictly requested to complete the required procedures before departure in order to minimize the risk for their health. The procedures include 1)letter of the participant's consent to bear economic and physical risks, 2)letter of consent from the participant's supervisor, 3)letter of consent from your Embassy in Japan, 4)medical certificate. Please ask national staffs in JICA office for the details.

### 3. Required Documents for Application

#### (1) Application Form

The Application Form is available at the respective countries' JICA offices or the Embassies of Japan.

#### (2) Supplemental Report (Annex 2)

Each nominee is required to prepare a Supplemental Report on the themes indicated in the Annex 2. The Supplemental Report, which will be used for screening the nominees, should be submitted with the Application Form.

#### (3) Nominee's English Score Sheet

If nominees have any official documentation of English ability (e.g., TOEFL, TOEIC, IELTS), please attach it (or a copy) to the Application Form.

### 4. Procedure for Application and Selection

#### (1) Submitting the Application Documents

Closing date for application to the JICA Tokyo International Center in JAPAN, the organizer of this program: **March 20, 2012.**

Note: Please confirm the closing date set by the respective countries' JICA offices or Embassies of Japan of your countries to meet the final date in Japan.

#### (2) Selection

After receiving the document(s) through due administrative procedures in the respective governments, the respective countries' JICA offices (or Embassies of Japan) shall conduct screenings, and send the documents to the JICA Tokyo. Selection shall be made by the JICA Tokyo in consultation with the

organizations concerned in Japan based on submitted documents according to qualifications.

*The organization with intention to utilize the opportunity of this program will be highly valued in the selection.*

**(3) Notice of Acceptance**

Notification of results shall be made by the respective countries' JICA offices (or Embassies of Japan) to the respective Governments by **not later than April 20, 2012.**

**5. Conditions for Attendance:**

- 1) to observe the schedule of the program,
- 2) not to change the program subjects or extend the period of stay in Japan,
- 3) not to bring any members of their family,
- 4) to return to their home countries at the end of the program in Japan according to the travel schedule designated by JICA,
- 5) to refrain from engaging in political activities, or any form of employment for profit or gain,
- 6) to observe Japanese laws and ordinances. If there is any violation of said laws and ordinances participants may be required to return part or all of the training expenditure depending on the severity of said violation,
- 7) to observe the rules and regulations of their place of accommodation and not to change the accommodation designated by JICA, and
- 8) to participate the whole program including a preparatory phase prior to the program in Japan.

## ***IV. Administrative Arrangements***

**1. Organizer:** JICA Tokyo International Center (JICA TOKYO)

**2. Implementing Partner:** Ministry of Land, Infrastructure, Transport and Tourism  
Address: 2-1-3 Kasumigaseki, Chiyoda-ku, Tokyo 100-8918, Japan  
TEL: 81-3-5253-8111 FAX: 81-3-5253-1591  
(where "81" is the country code for Japan, and "3" is the local area code)

**3. Travel to Japan**

**(1) Air Ticket**

The cost of a round-trip ticket between an international airport designated by JICA and Japan will be borne by JICA.

**(2) Travel Insurance**

Term of Insurance: From arrival to departure in Japan. \*the traveling time outside Japan shall not be covered.

**4. Accommodation in Japan**

JICA will arrange the following accommodations for the participants in Japan.

JICA Tokyo International Center (JICA TOKYO)  
Address: 2-49-5 Nishihara, Shibuya-ku, Tokyo 151-0066, Japan  
TEL: 81-3-3485-7051 FAX: 81-3-3485-7904  
(where "81" is the country code for Japan, and "3" is the local area code)

If there is no vacancy at JICA TOKYO, JICA will arrange alternative accommodations for the participants. Please refer to facility guide of TIC at its URL: <http://www.jica.go.jp/english/contact/domestic/pdf/welcome.pdf>

**5. Expenses**

The following expenses will be provided for the participants by JICA.

- (1) Allowances for accommodation, living expenses, outfit, and shipping
- (2) Expenses for study tours (basically in the form of train tickets).
- (3) Free medical care for participants who become ill after arriving in Japan (costs related to pre-existing illness, pregnancy, or dental treatment are not included)
- (4) Expenses for program implementation, including materials  
For more details, please see the brochure for participants titled "KENSHU-IN GUIDE BOOK," which will be given to the selected participants before (or at the time of) the pre-departure orientation.

**6. Pre-departure Orientation**

A pre-departure orientation will be held at the respective countries' JICA offices (or Embassies of Japan), to provide participants with details on travel to Japan, conditions of the workshop, and other matters.

## **V. Other Information**

**1. Formulation of the reports**

Participants are required to formulate specific proposals in order to solve issues regarding urban development tackled by participants or their organizations. For that purpose, participants are required to formulate reports by three different steps.

**(1) The first step: Inception Report (Annex 3)**

Inception Reports should state urban development plans, urban development systems and the current issues which participants and their organizations are now facing in their countries.



Participants are required to prepare report document and submit it by **May 16, 2012, before coming to Japan.**

The contents of the Inception Report is provided in the Annex 3 "Inception Report".

At the beginning of this program, participants should present your Inception Report within about 20 minutes. Participants are requested to prepare visual material such as MS Power Point and bring it to Japan.

During the presentation, the following information should be provided where necessary, in order to help the audience understand background of your country/city.

- a) Statistical data of urban area
- b) Existing city plan
- c) Map and drawings for earmarked area of LR development project in respective city

However, please note that in the presentation the explanation of general information of countries and cities should be brief and specific urban issues and measures to solve them should be focused on.

**(2) The second step: Interim Report**

Interim Report should be formulated at the end of this program in Japan and participants should give presentation within about 20 minutes as they presented Inception Report.

Interim Report includes specific feasible proposals to solve the issues concerning urban development.

The Report is prepared through the training programs. Some consultation for drafting the report will be offered by Japanese advisors at the middle of the program in Japan.

**(3) The third step: Final Report**

After returning to home countries, participants are expected to share Interim Reports with colleagues as well as the senior management of the same offices. The participants' organizations are required to review and examine the concepts and implementation plan proposed in the Interim Reports and study the possibility of evolution of the proposals. The returned participants should report the result of their organizations' study on their proposals to JICA Tokyo as the Final Report. **The deadline for submission is September 30, 2012.**

**2. Distribution of Material for Preliminary Phase**

The material for preliminary study will be sent after the issuance of acceptance notice to those who are selected as participants of the program.

[Material]

- City Planning System in Japan
- Urban Planning System in Japan 2nd Edition
- Urban Land Use Planning System in Japan 2nd Edition

### **3. Country Data/Information, Map and Personal Computer**

Since the participants will be required to make individual reports and presentations during the program in Tokyo, it is requested that participants bring the following items from home countries.

- Statistical data of urban area
- Existing city plan
- Map and drawings relevant to anticipated LR pilot project area

Please note that personal computers are available for the use of participants at JICA Tokyo, but the number is limited. It is advised that participants bring own computers from home countries.

### **4. Others**

The format for Inception Report will be informed when acceptance notice is sent back to the participating government.

Participants should be ready to explain the current situation of legislation and practice and financial resource, etc, of their countries. (Detailed information will be given when acceptance notice is sent to the participating government)

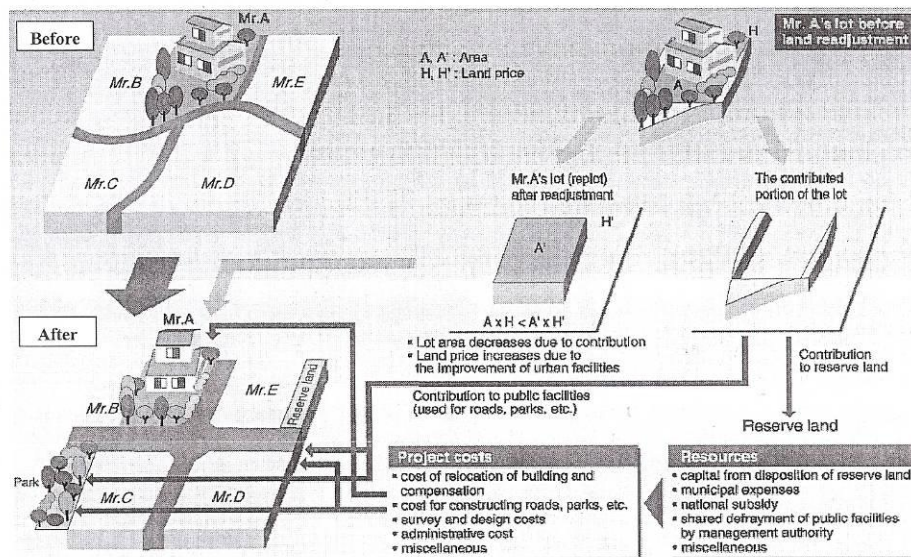
**VI. ANNEXES:**

1. What is Land Readjustment?
2. Supplemental Report
3. Inception Report

## What is Land Readjustment?

### 1. Overview

Land Readjustment (LR) is one of the measures for urban area development. It is implemented through "replotting". The conceptual framework of a LR project is shown below, involving a number of unique concepts such as "replotting", "contribution", etc. Since landowners and leaseholders equitably contribute a portion of their land in a LR project, a replot (building lot after LR) becomes smaller than the lot before LR. However, urban infrastructure developed under the LR project increases land values with an enhancement of efficient/effective utilization of building lots. This is called an "increase in land use value" between original building lots and replotted lots (replot).



### 2. Characteristics

Characteristics of land readjustment in comparison with the land acquisition method and others are as follows:

#### (1) Comprehensive urban development with extensive use

Land readjustment is an urban development measure that constructs urban facilities such as roads, parks and utilities, and develops building lots in a project area. And land readjustment is also an urban development measure that is flexible in objective, size, area and development grade.

#### (2) Fair distribution of development benefits and cost

Each landowner and leaseholder shoulder fairly land and expenses for development of urban facilities. On the other hand, the benefits accruing from the development are also fairly distributed among them. Land readjustment project is oriented to self-financing.

- (3) Preservation of land titles  
Under land readjustment, land titles before a project are transferred to replots. Therefore, land titles are preserved during a project and a previous regional community remains.
- (4) Participation by landowners and leaseholders  
Landowners and leaseholders can participate in a project. Land readjustment is a democratic measure to reflect their views in the project.
- (5) Impartial procedures  
The procedures for a project are regulated, ensuring transparency. In the case of implementation by local government, an advisory council of representatives of landowners and leaseholders follows the procedures. In the case of implementation by cooperative, general meetings of landholders and leaseholders are organized.

### 3. Types

Land readjustment is a measure applied broadly to urban development. It is basically classified into two types in terms of development objectives—"Building Lot Supply Type" and "Urban Infrastructure Development Type." The former is designed to supply a massive amount of building lots in good planned environments. It is used for new town development and prevention of disorderly sprawl. The latter is intended for development of existing built-up areas with inadequate urban infrastructure and for renewal of urban functions.

- (1) New Town Type  
It is implemented in a suburban area massively and quickly in order to meet the brisk demand for housing site, especially resulting from concentration of population and industry in large cities during the period of rapid economic growth. Farmland and forestry areas are developed into building lots.
- (2) Sprawl Prevention Type  
Comprehensive urban development is carried out in peripheral parts of urbanized areas where spotted developments are emerging and the needs for planned development are urgent, in order to prevent disorderly sprawl and create urbanized areas with good environment in advance.
- (3) Urban Renewal Type  
Urban renewal is carried out in existing built-up areas by development of shopping street, station plazas, etc. with adequate urban infrastructure. As projects are implemented in existing built-up areas, it is necessary to involve complex coordination of land titles featuring a much longer project period and a larger amount of project cost.
- (4) Urban Center Development  
This type is located closely to the urban center. Under this type of development, the vacant area caused by the relocation of railroad yards or large-scale factories due to changes in the socio-economic situation is renewed with adequate development of urban infrastructure for the new land use.
- (5) Urban Reconstruction Type  
This type of land readjustment has been used for reconstruction of damaged urban areas after wars or natural disasters. This type was implemented at a large-scale for the first time in 1923 for reconstruction after the Great Kanto Earthquake, World War II and also the Great Hanshin Earthquake.

(Source: Japan Land\* Readjustment Association, "Urban Development Project in Japan", 4<sup>th</sup> edition, 2003)

### Supplemental Report

Purpose of application of the applying organization and expectation on this program of the nominee will be written in "Application Form for the JICA Training and Dialogue Program".

In addition to this information, each nominee is requested to attach a Supplemental Report on the following themes to the Application Form.

**The report will be used for screening the nominees.**

**The report subjects:**

1. Urban problems to be solved in your country/city.
2. Improvement needs of the current urban development/renewal system.
3. How you and your organization are addressing the issues mentioned above.

The report should be typewritten in English on A4 size paper (21 cm by 30 cm). The maximum length is 4 pages (35 lines per page in 12-point font with margins of at least 2.5 cm on all sides).

(Note)

The above subjects need to be discussed beforehand from the viewpoint of nominee's and applying organization's responsibilities.

Please be specific as much as possible.

**Annex 3****Inception Report**

All participants are required to prepare the Inception Report providing the information on subjects mentioned below. The purpose of the Inception Report is as follows:

- 1) To define the issues of urban development that participants are facing in their respective works in charge of. This will be participants' objectives for participating in this program and should lead to the Interim Report which proposes the solution of the issues.
- 2) All participants can share those issues and backgrounds through the presentation.

All participants are also requested to make a **20-minute presentation** with visual material (e.g. MS Power Point) in the beginning of the Program.

The Inception Report should be sent to JICA Tokyo International Center by May 16, 2012, preferably by e-mail to [ticttee@jica.go.jp](mailto:ticttee@jica.go.jp).

**Contents**

1. **Your Name / Organization / Country**
2. **About your organization**
  - (1) Roles and responsibilities of the organization
  - (2) Organization chart
  - (3) Your responsibilities
    - 1) Your post
    - 2) Outline of the job you are in charge of
3. **Overview of city planning and urban development system/method**
  - (1) Introduction of characteristics of your country and city
  - (2) The outline of existing city planning laws and regulations, and master/structure plan in your country
  - (3) The overview of urban development system/method
4. **Problem/Issues to be addressed**
  - (1) The issues and problems regarding urban development system/method, including issues you are currently tackling
  - (2) The causes and backgrounds of the issues and problems
  - (3) Your idea as measures against above-mentioned issues and problems

### Format

1. **The Report**

The report should be typewritten in English on A4 size paper (21 cm by 30 cm), formatted in digital data, within 15 pages.

2. **MS Power Point presentation**

The presentation should focus on “Section 4. Problem/Issues to be addressed”. Participants need to avoid the presentation on just the mere introduction of their home countries.

(End)



## *For Your Reference*

### **JICA and Capacity Development**

The key concept underpinning JICA operations since its establishment in 1974 has been the conviction that "capacity development" is central to the socioeconomic development of any country, regardless of the specific operational scheme one may be undertaking, i.e. expert assignments, development projects, development study projects, training programs, JOCV programs, etc.

Within this wide range of programs, Training Programs have long occupied an important place in JICA operations. Conducted in Japan, they provide partner countries with opportunities to acquire practical knowledge accumulated in Japanese society. Participants dispatched by partner countries might find useful knowledge and re-create their own knowledge for enhancement of their own capacity or that of the organization and society to which they belong.

About 460 pre-organized programs cover a wide range of professional fields, ranging from education, health, infrastructure, energy, trade and finance, to agriculture, rural development, gender mainstreaming, and environmental protection. A variety of programs are being customized to address the specific needs of different target organizations, such as policy-making organizations, service provision organizations, as well as research and academic institutions. Some programs are organized to target a certain group of countries with similar developmental challenges.

### **Japanese Development Experience**

Japan was the first non-Western country to successfully modernize its society and industrialize its economy. At the core of this process, which started more than 140 years ago, was the "*adopt and adapt*" concept by which a wide range of appropriate skills and knowledge have been imported from developed countries; these skills and knowledge have been adapted and/or improved using local skills, knowledge and initiatives. They finally became internalized in Japanese society to suit its local needs and conditions.

From engineering technology to production management methods, most of the know-how that has enabled Japan to become what it is today has emanated from this "*adoption and adaptation*" process, which, of course, has been accompanied by countless failures and errors behind the success stories. We presume that such experiences, both successful and unsuccessful, will be useful to our partners who are trying to address the challenges currently faced by developing countries.

However, it is rather challenging to share with our partners this whole body of Japan's developmental experience. This difficulty has to do, in part, with the challenge of explaining a body of "tacit knowledge," a type of knowledge that cannot fully be expressed in words or numbers. Adding to this difficulty are the social and cultural systems of Japan that vastly differ from those of other Western industrialized countries, and hence still remain unfamiliar to many partner countries. Simply stated, coming to Japan might be one way of overcoming such a cultural gap.

JICA, therefore, would like to invite as many leaders of partner countries as possible to come and visit us, to mingle with the Japanese people, and witness the advantages as well as the disadvantages of Japanese systems, so that integration of their findings might help them reach their developmental objectives.



***CORRESPONDENCE***

For enquiries and further information, please contact the JICA office or the Embassy of Japan. Further, address correspondence to:

Tokyo International Center,  
Japan International Cooperation Agency  
(JICA TOKYO)

Address: 2-49-5, Nishihara, Shibuya-ku, Tokyo 151-0066, Japan

TEL: 81-3-3485-7051      FAX: 81-3-3485-7904