



Collaboration, Innovation and Resilience: Championing a Digital Generation

Brisbane, Australia 10 April

Presented at the FIG Working Week 2025,  
6-10 April 2025 in Brisbane, Australia

# Land Management and Cadastral Mapping in Japan

## A Case Study of a Depopulated Area: Miyake Island

ISHII LAND SURVEY LTD.  
REGISTERED CADASTRAL SURVEYOR  
TOKYO, JAPAN



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## The most relevant SDGs related to the presentation and theme of this session

**11** SUSTAINABLE CITIES  
AND COMMUNITIES



1st relevant  
SDG

**9** INDUSTRY, INNOVATION  
AND INFRASTRUCTURE



2nd relevant  
SDG

**8** DECENT WORK AND  
ECONOMIC GROWTH



3rd relevant  
SDG

**SUSTAINABLE  
DEVELOPMENT GOALS**

International Federation of Surveyors supports the  
Sustainable Development Goals

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## SELF INTORODUCTION

KENTA ISHII 石井健太 in TOKYO,JAPAN

### Education

1996: Graduated from the Master's Program at Hokkaido University

Thesis: “Comparative Biochemistry of Marine Life Muscles”

### Professional Experience

Worked at a trading company  
in the Latin America branch

2000: Registered as a Cadastral Surveyor

### Hobbies

- Watching Rugby Union Games
- Practicing Judo (4th Dan)
- Scuba Diving



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## Topics for Today

**JAPAN**

**Aging  
and  
Shrinking  
society**

- 1: Poorly Managed Land Parcels Are Increasing in Depopulated Rural Areas**
- 2: Mandatory Inheritance Registration**
- 3: Enforcement: Vesting of Inherited Land in The National Treasury**
- 4: Case Study: Miyake Island, Tokyo**

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## POORLY MANAGED LAND

- A society facing aging and depopulation.
- Changes in address and family name and inheritance registration were NOT mandatory before 2023.



**INCREASE !** Poorly Managed Land  
Unidentified Landowners

**NEW LAW :** Vesting of burdensome inherited Land in the National Treasury

**AMENDMENTS :** Real Estate Registration Act and Civil Code

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## Reason 1: The Urban-Rural Gap



**Ginza, Tokyo**  
**400,000USD/m<sup>2</sup>**

**By Air 50Min.**  
**By Ship 6hr30min.**

Miyake, Tokyo  
60USD/m<sup>2</sup>





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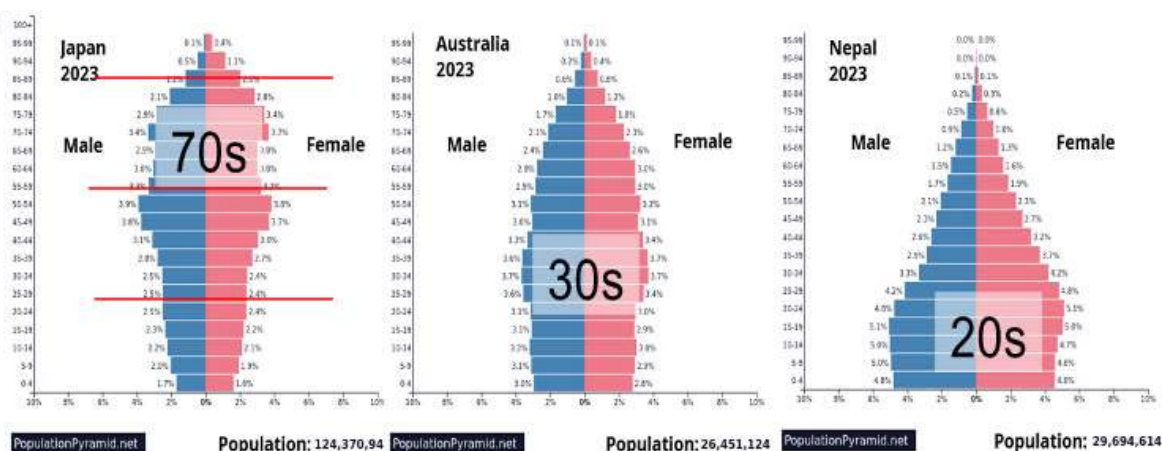
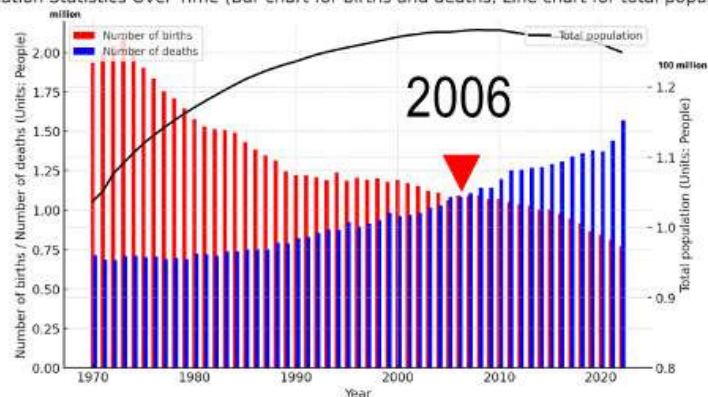


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## Reason 2: The Generation Gap

Population Statistics Over Time (Bar chart for births and deaths, Line chart for total population)



The Aging Society Problem Is Common Among Developed Countries,  
but It's Particularly Severe in Japan.

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## General Information of Miyake Island



The 2000 Eruption

**Area:** 55 km<sup>2</sup>

**Population:** 2,200

**Main Industries:**

Fisheries, Tourism,  
Public Works

**Average Age:** 54

Located directly above  
the Fuji Volcanic Belt  
The entire island  
evacuated in 2000

Geospatial Information Authority of Japan (GSI) Map

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## Utilization of Cadastral Maps



Aerial Photograph (1975)



Aerial Photograph (2024)

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## Unveiling Boundary Markers



4 GNSS-Based  
Electronic Control Points



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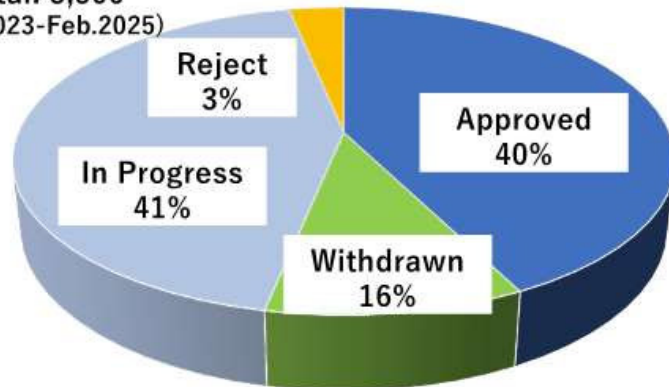
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## Act on the Vesting of Inherited Land in the National Treasury

Number of Applications and Breakdown of  
Approvals, Rejections, etc

Total: 3,500  
(Apr. 2023-Feb. 2025)



### Enforcement of the New Law (2023)

This Act creates a system that allows land that has been acquired by inheritance or through a bequest to an heir to be relinquished and vested in the National Treasury.

Prevention



Hindrances to Public Projects

Negative Impact on Adjacent Land

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## Two Surveying Qualifications in Japan

Qualification	Surveyor	Land and Buildings Investigator (Cadastral Surveyor)
Governing Authority	Ministry of Land, Infrastructure, Transport and Tourism (MLIT)	Ministry of Justice (MOJ)
Main Duties	Public Surveys, Mapping, Infrastructure Surveying	Surveys for Real Estate Registration (Land and Building)
Contracting Party	Government and Municipal	Private Individuals and Corporations
Landowner's Representative Authority	No	Yes

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## CONCLUSION

**Cadastral Surveyors bridge  
the gap  
between the reality and the system**

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