

Notification required **three months prior to land transaction** made within water resource conservation zones

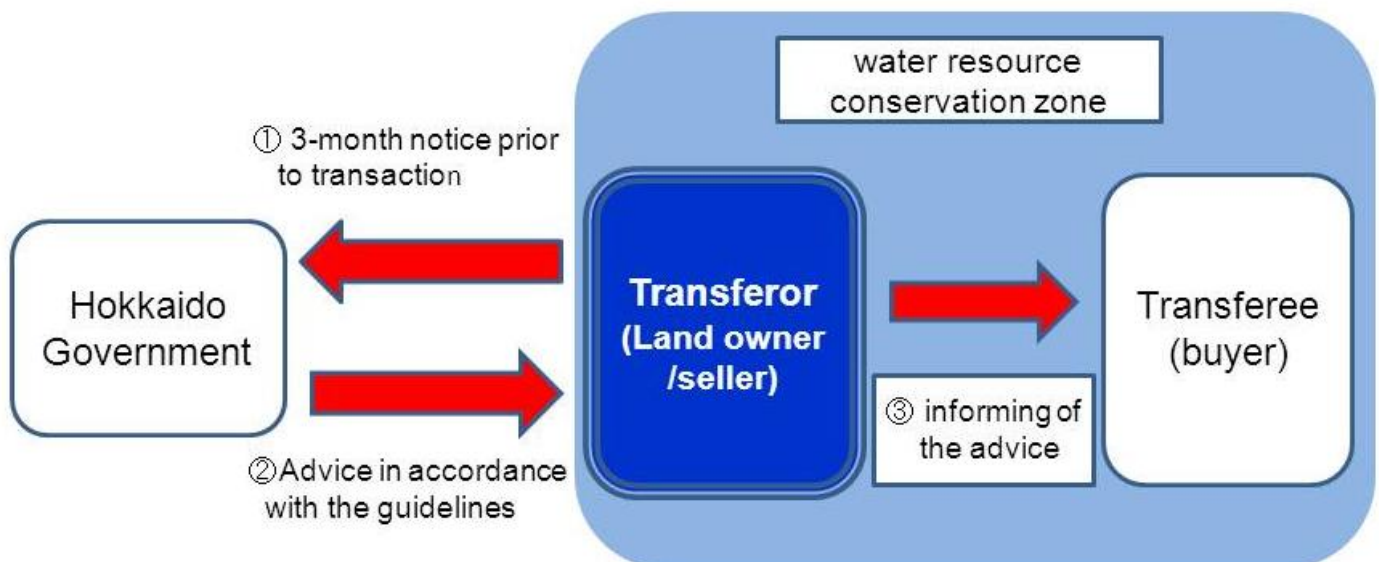
"water resource conservation zone":

Based on the recommendation of a mayor, the governor designates an area as a water resource conservation zone. For designation, the land must: (1) contain water source(s) for public daily use and agricultural/industrial operation, and (2) ensure particularly appropriate land use to conserve water resource(s), taking into account land ownership and use.

Hokkaido subprefectural bureaus have a list of designated areas under their jurisdiction. The Hokkaido Government website also lists such zones.

Prior Notification Procedure

- ① Those who own land within water resource conservation zones and wish to transfer their land title ("the transferor"), **are required to submit a notification** of land title transfer to the (general) subprefectural bureau with jurisdiction over the said land at least **three months prior to signing the transfer agreement**. Notification is required regardless of the land area, and must be made in cases where the transfer is planned before the receiver of the land title ("the transferee") is confirmed.



- ② After receiving the notification, the Hokkaido Government will meet with the municipalities where the land is located and the Hokkaido water resource conservation council, then provide advice to the transferor.
- ③ The transferor will inform the transferee of the advice.

(NOTE) The transferee must submit a notification after the land transfer, in accordance with either the Forest Act of Japan or the National Land Use Planning Act of Japan.

Land transactions requiring notification:

- trade
- mortgage
- assignment of co-owned property
- assignment of trust beneficiary right
- exchange
- accord and satisfaction
- setting/assignment of superficies and leasehold
- assignment of places
- sale of assets
- investment in kind
- assignment of rights to complete reservation/repurchase
- contracts made for third party

* Notification is necessary in the reservation stage of those transactions, too.

Notification process:

- **Applicant:** Title transferors of the land within water resource conservation zones (In case of trade, the seller must submit a notification)
- **Deadline:** Three months prior to signing a contract
 - * Notification is allowed before the contract date or without the intended transferee, as long as the transferor intends to transfer the land title.
- **Place:** Hokkaido (general) subprefectural bureau(s) which hold jurisdiction over the land
- **Information required:** (1) Name and address of the contract parties (e.g. seller/buyer), (2) type of contract, (3) planned date to sign the contract, (4) location, category, area and actual use of the land, (5) intended use of land after transfer

Hokkaido Ordinance on Water Resource Conservation

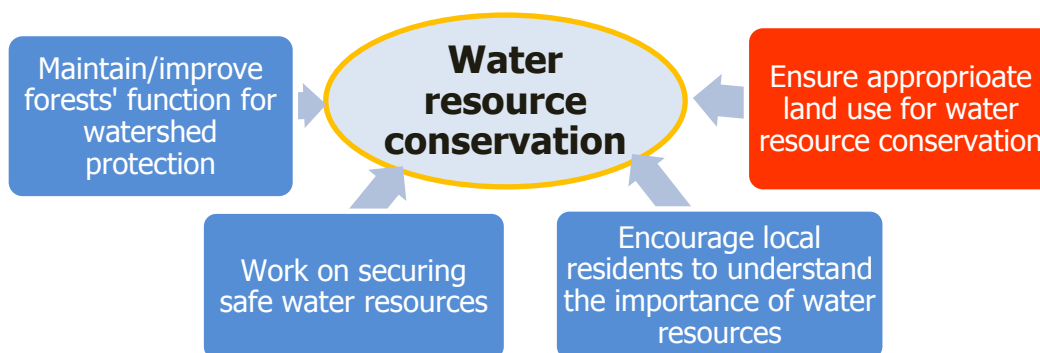
The Hokkaido Ordinance on Water Resource Conservation came into effect in April 2012.

■ Principle

Abundant, pristine water is one of Hokkaido's indispensable assets which our ancestors bestowed upon us. In order to ensure the sustainable use of water for the next generations, prefectural and municipal governments, enterprises and local residents must realize their individual responsibilities and work together to conserve local water resources.

■ Outline

- Specifies responsibilities of the Hokkaido Government, enterprises, land owners and local residents for water resource conservation
- Specifies the integration and enforcement of measures related to water resource conservation



※ To ensure appropriate land use in and around water resources, the Hokkaido Government formulated the Basic Guidelines Regarding Water Resource Conservation Zones (provisional English translation) in May 2012. This guidelines explain the fundamental policies on designating water resource conservation zones and summarize the information land owners should be aware of.

【For further information】

Please contact one of the following divisions of the Hokkaido Government: (1) Land and Water Measures Division (Tochi-mizu-taisaku-ka) in the Department of Policy Planning and Coordination, or (2) (general) subprefectural bureaus which have jurisdiction over owned lands. The Hokkaido official website also provides information.

(This leaflet is made by Land and Water Measures Division, Bureau of Policy, Department of Policy Planning and Coordination, Hokkaido Government

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Hokkaido official website: <http://www.pref.hokkaido.lg.jp/ss/stt/mizusigen/mizusigen.htm> (Japanese only)