

The Guidelines Concerning the Use of Buildings and Land in the Natural Park (Municipal Guidelines No.34, the Town of Kutchan, August 31 2012) have been translated into English. This is an unofficial translation. Only the original Japanese texts of laws, regulations and guidelines have legal effect, and the translations are to be used solely as reference material to aid in the understanding of this Japanese guideline. The Town of Kutchan shall not be responsible for the accuracy, reliability, or for any consequence resulting from use of the information in the English translation. For all purposes of interpreting and applying law to any legal issue or dispute, users should consult the original Japanese texts.

Guidelines Concerning the Use of Buildings and Land in the Natural Park

August 31, 2012

Municipal Guidelines No. 34, the Town of Kutchan

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Chapter 1 General Rules

[Purpose]

Article 1. The Guidelines herein define principles regarding the use of buildings and land in the natural park (hereinafter: "the Principals") and the roles of the municipal government, townspeople and business operators for further developing the tourist resort in Niseko-Shakotan-Otarukaigan Quasi-national Park in the Hirafu area into a mature international resort as well as attracting more tourists to the resort. The Guidelines also aim at stipulating matters necessary for the development of condo-hotel-type accommodations according to the special provisions of standards that the Hokkaido Prefectural Governor specifies pursuant to the provisions of Article 11, Paragraph 35 of the Ordinance for Enforcement of the Natural Parks Act (Health and Welfare Ministry Ordinance No. 41, 1957) as well as Article 16 (regarding Park Projects including accommodations) and Article 20, Paragraph 3 (regarding facilities for activities needing permission) of the Natural Parks Act (Act No. 161, 1957.)

[Definitions]

Article 2.1. The definitions of some of the terms used in the Guidelines are as stated below, and the definitions of other terms conform to those in the following laws and ordinances: The Building Standards Act (Act No. 201, 1950; hereinafter: "the Act"), the Ordinance for Enforcement of the Building Standards Act (Ordinance No. 338, 1950; hereinafter: "the Ordinance"), the Ordinance for Enforcement of the Natural Parks Act (Health and Welfare Ministry Ordinance

No. 41, Oct. 11, 1957) and the Hokkaido Prefectural Ordinance for Enforcement of the Building Standards Act (Hokkaido Prefectural Ordinance No. 33, 1960).

Item 1. "Buildings" means the structures defined in Article 2 of the Act.

Item 2. "Construction" means any act of newly building, extending, rebuilding or relocating

a building or extensively repairing/remodelling it.

Item 3. "Ground contact location" means the location where the building is in contact with the surrounding ground. However, for a building that satisfies either of the following conditions, the ground contact location is determined as described below.

a. When a building has a dry moat outside its exterior wall as an integral structure of the building, the location where the peripheral wall of the dry moat is in contact with the surrounding ground is deemed to be the ground contact location of the building.

b. When a building has a basement garage or a hillside garage as a part of its integral structure, the ground contact location of the building is deemed to be the location where the retaining wall that has the entrance to the garage is in contact with the ground. (The ratio of the entrance width to the frontage of the site should be no greater than the ratio specified separately).

Item 4. "Road" means a road that is at least 4 m in width and falls into any of the following categories:

a. Public roads prescribed in the Road Act (Act No. 180, 1952)

b. Roads built pursuant to the City Planning Act (Act No. 100, 1968)

c. Roads that are existent when the Guidelines take effect

d. Private roads whose specified locations have been verified by the mayor

Item 5. "Condo-hotel-type accommodations" means buildings to which the Act on Building Unit Ownership, etc. (Act No. 69, 1962) is applicable and all of whose units/rooms are used for hotel business pursuant to the provisions of the Hotel Business Act (Act No. 138, 1948.) Here, hotel business includes operation of hotels and Japanese inns (*ryokan*) but exclude operation of a boarding house (*geshuku*) or a common lodging house (*kan'ishukusho*). In a building used for hotel business, restaurants and/or spa and bathing facilities may be those operated by businesses other than the hotel operator for the benefit of hotel guests.

Item 6. "Building structure work" means construction of the main structural elements of a building, including foundations and piles.

Item 7. "Exterior work" means exterior decoration/finish work applied to the roof and the external walls of a building.

Item 8. "Landscaping work" means landscaping on the premises of a project, excluding the construction of buildings but including earth work, paving work, drainage work, gardening and planting.

Article 2.2. "Private roads" specified in Item 4. d. above shall be those that are constructed pursuant to the provisions of Article 144.4 of the Ordinance, *mutatis mutandis*.

[Applicable Area]

Article 3. The provisions herein shall be applied by the Town of Kutchan to the area demarcated on the map on a separate sheet. The demarcated area is not part of the town planning area nor of the quasi-town planning area designated by the Hokkaido Prefectural Government pursuant to Article 6, Paragraph 1, Item 4 of the Act. The demarcation line starts at the point where the western border of the national forest crosses the northern border of the river area of the Shiribetsu No.2 River. The line is drawn eastward to the eastern border of the national forest, then southeastward along the northern border of the river area of the Oyaji River to the eastern border of Niseko-Shakotan-Otarukaigan Quasi-national Park, then southwestward along the eastern border of Niseko-Shakotan-Otarukaigan Quasi-national Park to Shiribetsu No.2 River, then northwestward to the starting point along the river area of Shiribetsu No.2 River.

[The Principles]

Article 4. The development of facilities in the natural park area shall be implemented as stated below in accordance with the Municipal Basic Environment Ordinance of Kutchan (Kutchan Municipal Ordinance No. 35, 2006):

Item 1. Facilities shall be developed by taking advantage of attractive local resources, such as the rich natural environment, beautiful scenery, historical background and cultural traditions, based on a thorough understanding of these resources.

Item 2. Facilities shall be designed such that they reflect the local climate and lifestyle, they are built to give consideration to the surrounding scenery and they are facilities becoming of an international tourist resort.

Item 3. Townspeople, business operators and any other natural and legal persons who use buildings and land in the natural parks and the municipal government shall share a recognition of the Principles stated herein and shall mutually cooperate in developing facilities based on the idea that consideration of the

local landscape by all parties concerned should be fundamental to facility development.

[Role of the Town]

Article 5. According to the Principles stated in the preceding Article 4, the Town of Kutchan assumes the role of formulating and implementing policies and measures that are necessary for comprehensive and systematic promotion of facility development, such that the construction of buildings will help to create a favourable environment.

[Role of Townspeople]

Article 6. According to the Principles, townspeople shall strive to ensure that the construction of buildings helps to maintain a favourable environment and that land is used in a satisfactory manner, and they shall cooperate with the municipal government in the implementation of measures necessary to achieve these.

[Role of Business Operators]

Article 7. According to the Principles, business operators shall recognize that their operation is deeply related to the creation of a favourable environment that is attained by the construction of buildings and the use of land, and they shall cooperate in the implementation of necessary measures by the municipal government when conducting business activities.

[Applicable Buildings and Scope]

Article 8.1. The provisions of the Guidelines shall apply to the buildings/facilities described below:

Item 1. Park Projects including accommodation buildings/facilities pursuant to Article 16 of the Natural Parks Act and buildings/facilities for activities needing permission pursuant to Article 20, Paragraph 3 of the same.

Item 2. Condo-hotel-type accommodations that, based on Article 11, Paragraph 35 of the Ordinance for Enforcement of the Natural Parks Act, are exempted from standards set by the Act.

Article 8.2 The buildings/facilities stated in the preceding Item 2 shall be those having hotel facilities provided in Appendix 1, where "hotel facilities" are equipped in the building or in two or more outbuildings on the same premises that are inseparably related to each other from the viewpoint of use of the buildings/facilities.

8.3 The provisions in Articles 9 to 11 and Article 20 shall apply to the construction of the buildings/facilities stated in Item 1 of Article 8.1.

Article 8.4 The provisions in Articles 9 to 12, Article 15, Articles 18 to 20, and

Articles 24 to 37 shall apply to the construction of the buildings/facilities stated in Item 2 of Article 8.1.

Chapter 2 Consideration of the Surroundings During the Construction Period
[Voluntary Suspension of Construction Work]

Article 9. For the purpose of minimizing the environmental and other impacts on the region, the construction work specified below shall be voluntarily suspended during the winter season (December 20 through March 20); however, this provision shall not apply when the construction work is to be completed in a short time or when suspension of the construction work significantly affects the overall construction plan, and when the construction work can be continued while minimizing adverse effects on the surrounding environment.

Item 1. Work related to construction of buildings

- a. Earthwork
- b. Building structure work
- c. Exterior work (excluding repair work that is urgently needed to prevent serious defects)
- d. Landscaping work

Item 2. Land reclamation for property development (except when the development area is large and no vehicles will enter or leave the project site in order to transport earth)

Item 3. Earthwork and foundation work for structures incidental to buildings

Item 4. Water/ hot spring well-drilling work

Item 5. Demolition work that is conducted in a floor area larger than 80 m² (except when the likely collapse of the structure to be demolished poses a risk to the surrounding environment; in such a situation, measures should be taken to minimize environmental load)

[Prior Explanation of the Construction Work to Local Residents]

Article 10. When the work involves the construction of a building or of an addition to a building that is higher than 10 m or larger than 1,000 m² in total floor space, or when extensive repair, remodelling or development is conducted on a scale equivalent to the aforementioned height or area, then the construction plan (including construction schedule, temporary works, measures for safety in the neighbouring areas, security arrangements for construction traffic, etc.) shall be made known to the local residents in advance for the purpose of preventing disputes over the construction work, and efforts should be made to maintain friendly relations with local residents as well as to maintain a favourable living

environment.

[Careful Operation of Construction Traffic and Consideration of the Surroundings]

Article 11.1. Parking shall be secured at a construction site in order to prevent the on-street parking of construction personnel's vehicles as well as to give consideration to the surroundings.

Article 11.2. Efforts shall be made to conserve the surrounding environment by minimizing noise, vibration, dust and exhaust from the construction work.

Chapter 3 Proper Management of Buildings and Land

[Proper Management of Buildings]

Article 12.1. The owner of a building (i.e., the administrator or occupant; hereinafter: "the Owner, etc.") shall properly maintain the building such that significant damage, corrosion or other degradation of its exterior does not adversely affect the integrity of the surrounding landscape.

Article 12.2. The Owner, etc. shall properly administer accompanying facilities of the building such that those facilities contribute to local economic activities.

Article 12.3. The provisions in the preceding Item 2 shall be applied mutatis mutandis to the assignee, the lessee or the inheritor of the building, or to the successor of the Owner, etc. in the case of consolidation of the Owner's business.

[Advice and Guidance]

Article 13.1. When a building significantly detracts from the local scenery or when the accompanying facilities significantly hinder local economic activities, the mayor shall request that the Owner, etc. maintain the building or the facilities in a manner that gives consideration to the scenery or to economic activities.

Article 13.2. When a building significantly detracts from the local scenery or when the accompanying facilities significantly hinder local economic activities, the mayor may advise and guide the Owner, etc. on what measures are necessary for the Owner to take.

Article 13.3. The mayor can ask the Owner for verification of the Owner's compliance with the rules and regulations concerning building management, pursuant to the Act on Building Unit Ownership, etc. (Act No. 69, 1962).

[Recommendations]

Article 14.1. The mayor can recommend that the Owner, etc. take necessary measures in the event that the Owner, etc. is not amenable to the guidance given according to the provisions of the preceding Article 13.

Article 14.2. After a recommendation is made according to the preceding provision,

the mayor can ask the Owner to report on the measures taken on the basis of the recommendation when such report is deemed necessary.

[Proper Management of Land]

Article 15.1. The owner (i.e., the administrator or occupant; hereinafter: "the Owner") of the premises of a building (i.e., the project site plus unused land; hereinafter: "the Land") shall make efforts for beautification of the Land and the surrounding area as well as for maintenance of a favourable townscape.

Article 15.2. In the event that the Land is not properly managed, the Owner of the Land shall take measures that are necessary for proper maintenance of the Land, such as the removal of vegetation or the installation of slope protection and planting, on the Owner's own responsibility, such that the Land does not adversely affect the surrounding scenery.

Article 15.3. The provisions in the preceding Item 2 shall apply mutatis mutandis to the assignee, the lessee or the inheritor of the Land, or to the successor of the Owner in the case of consolidation of the Owner's business.

[Advice and Guidance]

Article 16. In the event that the Land is not properly managed and is deemed to have significant adverse effects on the local scenery, the mayor may advise and guide the Owner on necessary remedial measures for the Owner to take.

[Recommendations]

Article 17.1. The mayor may recommend that the Owner take necessary measures in the event that the Owner is not amenable to the guidance given according to the provisions in the preceding Article 16.

Article 17.2. After a recommendation is made according to the preceding provision, the mayor may ask the Owner to report on the measures taken on the basis of the recommendation, when such report is deemed necessary.

Chapter 4 Preservation and Planting of Trees

[Preservation and Planting of Trees]

Article 18. Business operators shall plant trees and/or grow vegetation (hereinafter "planting") actively at each of their Land. according to the provisions below.

Item 1. At a Land with few trees or vegetations, trees and vegetations shall be planted actively , and the planting area shall account for at least 10% of the Land.

Item 2. Trees shall be planted within one year after the completion of facilities, and utmost consideration shall be paid to the local ecosystem in planting trees.

Item 3. Planting shall be particularly intensive in places facing the frontal road of

the building and around the entrance and the path to the building.

[No Failure to Control the State of the Land during and after reclamation]

Article 19. Business operators shall not leave a long interval between the completion of logging or other change in the features of their land and the start of construction, toward keeping the Land from being left uncontrolled.

Chapter 5 Restrictions on Construction

[Actions Requiring Notification]

Article 20.1. In constructing a building or changing the colour of an existing building, a Written Notice of the Building Plan Within the Natural Park Area (Attached Form # 1) shall be submitted to the mayor, in order to make notification of the construction or the change of colour, at least 14 days prior to the date of the action concerned, together with the following documents:

- (1) Outline of the Building Plan (Attached Form # 2)
- (2) Location map (at least 1/2,500)
- (3) Layout plan (at least 1/100)
- (4) Floor plan (at least 1/100)
- (5) Elevation plan (four sides, colour, at least 1/100)
- (6) Colour photos showing the project site and the surroundings
- (7) Documents (draft) concerning building management pursuant to the Act on Building Unit Ownership, etc.

Article 20.2. In the event that an action of which the mayor has been notified by means of the written notice is changed or suspended, the Written Notice Regarding Change/Suspension (Attached Form # 3) shall be submitted to the mayor without delay.

Article 20.3 In the event that the building management association of a condo that is organized in accordance with the Act on Building Unit Ownership, etc. (or the corporate body commissioned to partially manage the building) is changed, the Written Notice Regarding Change of Management (Attached Form #4) shall be submitted to the mayor without delay.

Article 20.4. When a road specified in Article 2, Item 4, d is built, the Written Notice Regarding Road Construction (Attached Form # 5) shall be submitted together with the following documents.

- (1) Information map (vicinity map)
- (2) Site plan (at least 1/200)
- (3) Cadastral map (a copy of official Cadastral map; at least 1/500)
- (4) Road structure plan (i.e., area calculation, plane survey, drainage planning,

longitudinal and transverse sectional views, structural details)

- (5) Drawings showing the drainage plan
- (6) Consent of the administrator of the access road (including consultation documents and consent regarding drainage)
- (7) Consent of the owner of adjacent land (including seal registration certificate and certified copy of land register)
- (8) Other documents deemed necessary by the mayor

Article 20.5. With regard to the notice submitted according to the preceding Item 4, the mayor may ask for the submission of other reports in the event that the mayor deems those necessary in order to examine the notice.

[Examination of Notice and Notice of Conformity]

Article 21.1 The mayor shall examine the notice submitted according to the preceding Article 20 in terms of its conformity to the standards applicable to the area where the relevant project exists.

Article 21.2. Regarding the notice submitted pursuant to Article 20.1 above, the mayor shall issue a Written Notice of Conformity (Attached Form # 6) to the person who submitted the notice when the mayor recognizes that the action whose notification is made in the notice conforms to the pertinent standards.

Article 21.3. Regarding the notice submitted pursuant to Article 20.4 above, the mayor shall issue a Written Notice of Conformity (Attached Form # 7) to the person who submitted the notice when the mayor recognizes that the action whose notification is made in the notice conforms to the pertinent standards.

Article 21.4. The builder responsible for the construction of a building shall display a sign at a place easily visible to the public at the construction site indicating the owner, the architect, the builder and the supervisor of the construction work, as well as issuance of a written notice of conformity.

[Advice and Guidance]

Article 22. When it is recognized that the action notified according to the provisions in Article 20 is likely to cause adverse effects on the environment, the town mayor can give advice and guidance to the person who's submitted the notice of the said action regarding necessary measures that the person should take.

[Recommendations]

Article 23.1. The mayor may recommend that the person mentioned in the preceding Article 22 take necessary measures for creating a favourable environment when the person is not amenable to the guidance given according to the provisions in Article 22.

Article 23.2. After a recommendation is made according to the provisions in Article 23.1 above, the mayor can ask the person to report on what measures were taken on the basis of the recommendation, when such report is deemed necessary.

[Notice of Completion and Inspection after Completion]

Article 24. A person who receives a written notice of conformity stated in Article 21.2 or 21.3 and completes the action mentioned in said notice of conformity shall promptly submit a Written Notice of Completion (Attached Form # 8: Building or Attached Form # 9: Road) to the mayor.

Article 24.2 Immediately after receiving the written notice of completion stated in the preceding Article 24.1, the mayor shall inspect the relevant building and premises to confirm their conformity with the relevant rules and regulations.

Article 24.3. When it is recognized that the building and premises inspected as stated in the preceding Article 24.2 conform to relevant rules and regulations, the mayor shall issue a Written Notice of Completed Inspection (Attached Form # 10.)

Article 24.4 Immediately after receiving a written notice of completion of road construction, the mayor shall inspect the relevant road to confirm its conformity with relevant rules and regulations.

Article 24.5 When it is recognized that the road inspected as stated in the preceding Article 24.4 conforms with the relevant rules and regulations, the mayor shall issue a Written Notice of Completed Inspection (Attached Form # 11.)

[Conclusion of an Agreement]

Article 25.1. In the event that the project falls under the category of actions needing notification as stated in Article 20 above, the mayor and the business operator shall conclude an agreement regarding matters that should be observed for environmental conservation prior to the start of the project.

Article 25.2. Business operators shall faithfully implement the matters that the mayor has been notified of and has agreed to.

[Exterior Colours]

Article 26. For the purpose of maintaining harmony with the surrounding natural environment, the colours applied to building exteriors shall be those specified below.

Item 1. Roofs: Umber brown, rust red, dark green or ultramarine, in principle

Item 2. Exterior walls: Cream, grey, white or brownish colour in principle, except for surfaces where unpainted natural materials are used

Item 3. Fences, walls and other accompanying structures: Colours in harmony with the building and low in saturation

[Exterior Design of Buildings]

Article 27. For the purpose of maintaining harmony with the surrounding natural environment, the designs specified below shall be applied to the exterior of buildings.

Item 1. Roof shape: Pitched in principle, and parapets shall be applied when a decked roof is built from sheer necessity

Item 2. Car sheds, garbage collection points and other accompanying facilities: Designs in harmony with the building designs

Item 3. Outdoor electrical/mechanical equipment (including HVAC equipment): Designs integrated with the building. Kerosene tanks, storage for propane tanks and outdoor units of HVAC equipment shall be placed out of sight from roads, or designs in harmony with the building shall be applied to them.

[Positional Relationship between Premises and Roads]

Article 28. The premises of a building shall be directly connected with a road (excluding a road exclusively for vehicle traffic) in an area at least 2 meters in width provided that this provision is not applicable to the premises which are adjacent to a large open space or are under similar conditions, and when the town mayor admits there are no problems from the viewpoint of traffic, fire prevention and sanitation and gives a permission pursuant to the Act.

[Shape and Dimensions of Premises]

Article 29.1. The premises of a building shall not be connected to a road only via an alley, provided that this provision is not applicable when the alley is at least 6 m in width, or when the alley is 4-6 m in width and up to 25 m in length on the premises where the total floor area of the building/facilities is 200 m² or less. This provision is not applicable to premises that are adjacent to large open spaces or are under similar conditions, and when the mayor admits there are no problems from the viewpoint of traffic, fire prevention and sanitation and gives a permission pursuant to the Act.

Article 29.2. The width of the alley specified in the preceding Article 29.1 shall be consistent for the entire distance to the point of contact with a road.

[Positional Relationship between Premises of a Large-scale Building and a Road]

Article 30. The premises of a building with a total floor space of 1,000 m² or larger shall be connected with a road in an area at least 6 m in width.

[Floor Area Ratio]

Article 31. The ratio of the total floor area of a building, or buildings when two or more buildings are built on the same premises (the same shall apply hereunder),

to the square measure of the premises ("floor area ratio") shall be 30/10 or less.

[Building-to-Land Ratio]

Article 32. The ratio of the building area, which is defined as the area surrounded by the outer circumferential line in a horizontal projection plan or as the ratio of the total area of two or more buildings (the same shall apply hereunder), to the square measure of the premises ("building-to-land ratio") shall be no more than 4/10.

[Maximum Height of Buildings]

Article 33.1. The maximum height of buildings shall be 16 m. When the land on which a building is built has a difference in height of 2 m or larger, the maximum height of the building shall be 18 m, provided that the maximum height shall be 22 m in any of the following cases, and the height of a building shall be measured from the lowest point of the building:

Item 1. The entire roof has a gradient of 3/10 or greater, provided that the roof shall be a gable, hipped or other similar type.

Item 2 When roofs of types other than those stated in the preceding Item 1 are built, a floor is built beneath the roof. The floor area is no more than half of the horizontally projected area of the floor immediately below that is up to 16 m high (or 18 m high when the land in contact with the exterior wall of the building has a difference in height of 2 m or greater.)

Article 33.2. Any buildings connected only under the ground level shall be regarded as separate buildings to which the provisions in Article 33.1 shall be applied.

[Heights of Different Parts of Buildings]

Article 34.1. The heights of different parts of buildings shall be measured from the ground level, provided that the height shall be measured from the centre line of the frontal road when setback regulation based on road width is considered.

Article 34.2. On the condition that the horizontal distance from the boundary line at the far side of the frontal road is 25 m or less, the maximum height of any part of the building shall be calculated by multiplying the horizontal distance from that part of the building to the boundary line at the far side of the frontal road by 1.5.

Article 34.3. Regarding the provisions in Article 34.1 applicable to a building which is set back from the boundary of the frontal road, "the boundary line at the far side of the frontal road" means "the line at a distance equivalent to the setback distance of the building (i.e., the shortest horizontal distance from the building, excluding underground structures, to the boundary of the frontal road), which is drawn beyond the boundary line of the frontal road at the far side."

Article 34.4. The height of any part of a building which is partially 20 m high or higher shall be equal to or less than the value calculated as follows: Add the horizontal distance from that part of the building to the boundary of the adjacent land and the minimum horizontal distance from the part that is 20 m or more high to the boundary of the adjacent land, multiply the total distance by 1.25, and add 20 m.

[Restrictions on the Location of Wall Surface]

Article 35.1. The location of the wall surface of a building facing a road is restricted as follows: The distance shall be 10 m or longer from the outer circumferential line of the building in a horizontal projection plan to the shoulder of the prefectural road (i.e. Niseko-kogen Hirafu Line) or any other road which is specified as a road contributing to the use of the park to the same extent as the Park Work road specified in Article 11, Paragraph 4, Item 9 of the Ordinance for Enforcement of the Natural Parks Act, and the distance shall be 5 m or longer from the aforementioned line to the shoulder of other roads.

Article 35.2. The location of the wall surface facing an adjacent land is restricted as follows: The distance shall be 5 m or longer from the outer circumferential line of the building in a horizontal projection plan to the boundary of the adjacent land.

Article 35.3 The provisions in Article 35.2 do not apply to underground structures.

[Minimum Site Area]

Article 36.1. The premises of a building, excluding any green preservation space, (the same shall apply hereunder), shall be at least 1,000 m² in area.

Article 36.2 In executing or applying the provisions in the Guidelines, the provisions in Article 36.1 shall not apply when all pieces of land that fall under any of the following categories are used as a part of the same premises:

Item 1. Land that is already used as the premises of a building and does not comply with the provisions in Article 36.1.

Item 2. Land that does not comply with the provisions of Article 36.1 when it is used as the premises of a building on the basis of existent proprietary rights or other rights.

Chapter 6 Safety and Security

Article 37. In granting permits pursuant to the Act and the Ordinance, the mayor shall ask, in writing, that the person receiving said permission take necessary measures to ensure that the relevant buildings or premises will have no problems from the viewpoint of traffic, safety/security, fire prevention and sanitation.

Chapter 7 Exemptions

Article 38. Projects that fall into any of the following categories may be excluded from the application of the restrictions herein provided.

Item 1. Projects that are implemented as emergency measures which become necessary after disasters such as earthquakes, wind or flood damage, and fires.

Item 2. Projects that are implemented by national/local governments.

Item 3. Construction work or large-scale repair/remodelling that takes place underground.

Item 4. Temporary office buildings and storehouses necessary for construction work.

Chapter 8 Auxiliary Provisions

Article 39. Matters necessary for the enforcement of the Guidelines shall be stipulated separately.

Supplementary Provisions

The Guidelines herein shall take effect as of September 1, 2012.

Appendix 1 (pertaining to Article 8)

Ancillary Facilities	Conditions	
1. Lobby and its location (Each of the figures below is a total of the lobbies in the event that there is more than one lobby.)	Directly connected to the main entrance of the building	
	Front desk	
	Women's/men's restrooms with flush toilets	
	Other facilities for use by guests (EV, stairs, etc.)	
	Capacity	Square measure
	100 people or less	20m ² or larger
	101~500 people	0.2m ² ×Capacity or larger
	501~1,000 people	0.15m ² ×Capacity+25m ² or larger
	1,001 ~ 2,000 people	0.075m ² ×Capacity+100m ² or larger

	<p>When there is a coffee shop, a lounge or a free common room that guests can use when ordering drinks near the front desk, half of the area of the coffee shop, the lounge or the common room shall be subtracted from the square measure shown above.</p>
<p>2. Ancillary facilities and their locations</p> <p>(1) Bathing facilities</p> <p>(2) Dining rooms</p> <p>(3) Tea rooms</p> <p>(4) Shops</p> <p>(5) Travel agent's facilities (excluding facilities only for providing tourist information)</p> <p>(6) Conference facilities (with equipment necessary for meetings)</p> <p>(7) Other facilities used for tourism promotion</p>	<p>(1) The facilities shall be available not only to guests but also to tourists in general.</p> <p>(2) The entrance shall be the main entrance of the building, or it shall be placed to face a road.</p> <p>(3) The number of ancillary facility types is not specified.</p> <p>(4) The total area of the ancillary facilities shall be $0.2\text{m}^2 \times \text{capacity}$ or greater, provided that the square measure of kitchens, machine rooms and other facilities inaccessible to guests is excluded. Spaces used only for rest or relaxation are not regarded as ancillary facilities.</p> <p>(5) Women's and men's restrooms shall be placed in the vicinity of ancillary facilities.</p> <p>(6) Ancillary facilities shall be placed with consideration for the characteristics of each facility, the locational conditions of the building, user-friendliness and the need to promote local businesses.</p>

Attached Map (pertaining to Article 3)

Map Showing Applicable Area

