

# Notification required **three months prior to land transaction** made within the **Water Resource Conservation Zones**

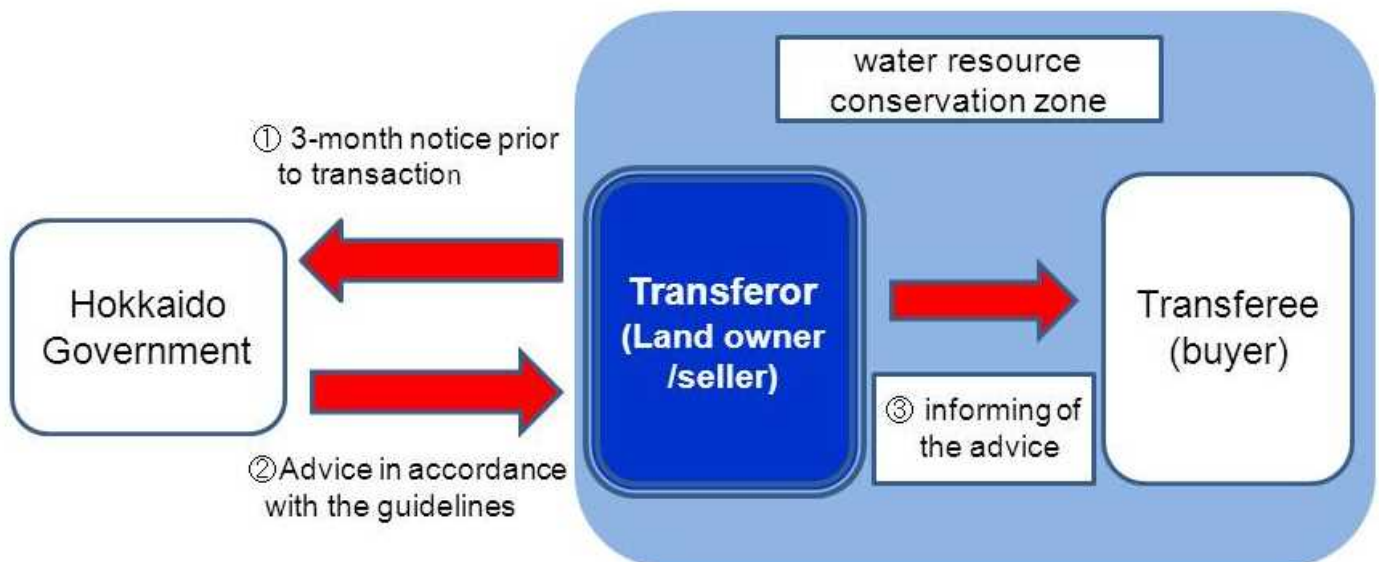
## What is a Water Resource Conservation Zone?

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 in intake locations and their surrounding areas, and (2) ensure particularly appropriate land use to conserve water resource(s), taking into account land ownership and use.

Hokkaido (General) 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 the Water Resource Conservation Zones 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 even the receiver of the land title (“the transferee”) is not 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 (A notification due to the latter is required if an area of the land exceeds a certain amount.)

## Land transactions requiring notification:

- Purchase and sells
- Assignment of co-owned property
- Exchange
- Selling/assignment of superficies and leasehold
- Sale of assets
- Assignment of rights to complete reservation/repurchase
- Mortgage by transfer
- Assignment of trust beneficiary rights
- Accord and satisfaction
- Assignment of places
- Investment in kind
- 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 the Water Resource Conservation Zones (In case of purchase and sells, 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 or the local municipal government after assignment of rights
- **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

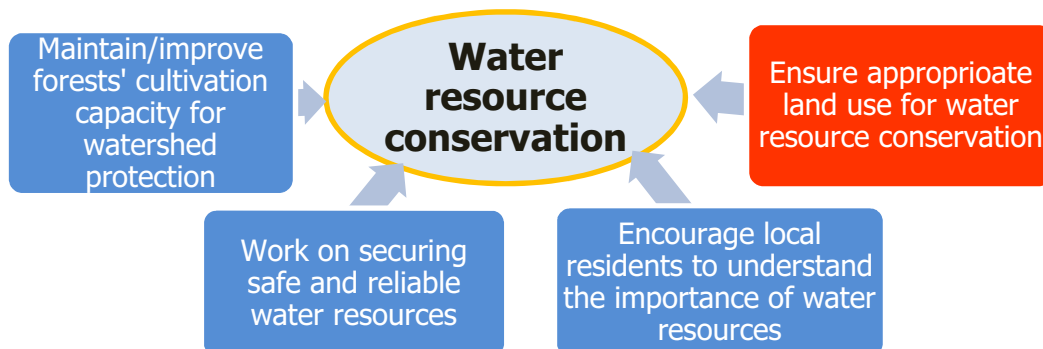
**\*The Hokkaido Ordinance on Water Resource Conservation came into effect in April 2012.**

#### ■ 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 in May 2012. These guidelines explain the fundamental policies on designating the Water Resource Conservation Zones and summarize the information land owners should be aware of.

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