

Frontiers of Real Estate Science in Japan

1. Front Matter
Pages i-ix

[PDF](#)

-
2. Real Estate and the Legal System

1. Front Matter
Pages 1-1

[PDF](#)

-
2. [Real Estate and the Legal System of Japan](#)

Hideo Fukui

Pages 3-7 [Open Access](#)

[PDF](#)

-
3. [Legal Issues of Land Plots with Unknown Owners](#)

Masaaki Iwasaki

Pages 9-20 [Open Access](#)

[PDF](#)

-
4. [The Efficiency of the Titling System: Perspectives of Economics](#)

Masayuki Nakagawa

Pages 21-30 [Open Access](#)

[PDF](#)

-
5. [Land Plots with Unknown Owners: Causes and Legal Measures—The Necessity for a Thorough Reduction of Transaction Costs](#)

Hideo Fukui

Pages 31-62 [Open Access](#)

[PDF](#)

-
6. [Realities and Challenges of Land Issues in the Era of Depopulation](#)

Shoko Yoshihara

Pages 63-71 [Open Access](#)

[PDF](#)

-
7. [The Negative Effect Factors of the Land Acquisition System for Profit-Oriented Enterprises in Order to Promote Economic Growth](#)

Yuichi Ohya

Pages 73-89 [Open Access](#)

[PDF](#)

-
8. [Empirical Analysis on the System Revisions of Judicial Real Estate Auctions: Comparison with General Real Estate Trading](#)

Yusuke Ooka

Pages 91-112 [Open Access](#)

[PDF](#)

-
3. Real Estate Tax System and Real Estate Market in Japan

-
1. Front Matter
Pages 113-113

[PDF](#)

-
2. [Introduction: Real Estate Tax System and Real Estate Market in Japan](#)

Yoshiro Higano

Pages 115-122 [Open Access](#)

[PDF](#)

-
3. [Professional Practices in Fixed Assets Valuation and Assessor Education in North America: Suggestions for Japan](#)

Takashi Yamamoto

Pages 123-137 [Open Access](#)

[PDF](#)

4. [The Optimal Reform About Property Tax](#)

Fukuju Yamazaki

Pages 139-146 [Open Access](#)

[PDF](#)

5. [Requirements for the Application of Exemption from Real Estate Acquisition Tax Due to Purpose of Use: Based on the Acquisition of Land Usage for a School Site by an Incorporated Educational Institution](#)

Nobuyuki Kobayashi

Pages 147-164 [Open Access](#)

[PDF](#)

6. [Dual Agency, Commission Levels, and the Effect on Sale Price in Residential Real Estate Market: A Questionnaire Survey on Real Estate Brokers in Japan](#)

Keiichi Shirakawa, Toshiyuki Okoshi

Pages 165-180 [Open Access](#)

[PDF](#)

7. [A Study on the Relation Between Residential Land Value and the Distance to the Center of the Tokyo Metropolitan Area \(1970–2016\)](#)

Kenichi Ueno

Pages 181-194 [Open Access](#)

[PDF](#)

8. [Study on Premium Rent of Refurbished Apartments Based on Bayesian Modeling Using Stated Preference Data of the Tenants](#)

Hiroaki Komatsu

Pages 195-216 [Open Access](#)

[PDF](#)

9. [Feasibility Evaluation for Condominium Reconstruction by Means of the Application of Discriminant Analysis on Real Estate Data](#)

Toshihiro Hanazato

Pages 217-236 [Open Access](#)

[PDF](#)

-
10. [Factor Analysis of Rent Using Space Syntax Measures: Comparative Analysis by Building Use around Shibuya Station](#)

Akira Ota, Hiroshi Takahashi, Toshiyuki Kaneda

Pages 237-257 [Open Access](#)

[PDF](#)

-
4. City Planning and New Technology

-
1. Front Matter
Pages 259-259

[PDF](#)

-
2. [Introduction: City Planning and New Technology](#)

Yasushi Asami

Pages 261-265 [Open Access](#)

[PDF](#)

-
3. [Guiding Urban Facilities and Functions in Compact Mixed-Use Development from the Perspective of Residents](#)

Toru Ishikawa

Pages 267-275 [Open Access](#)

[PDF](#)

-
4. [Compact City Corresponding to the Advanced Transport Systems](#)

Akinori Morimoto

Pages 277-288 [Open Access](#)

[PDF](#)

-
5. [Current Status and Issues for Urban \(Regional Area\) Formulation of the Location Normalization Plan: The Case of Niigata City](#)

Yoko Ogushi

Pages 289-295 [Open Access](#)

[PDF](#)

6. [The Overview and Legal Issues Regarding Real Estate Tech](#)

Haruo Narimoto

Pages 297-312 [Open Access](#)

[PDF](#)

7. [Proposal of System for Calculating Sky View Factor Using Google Street View](#)

Shoko Nishio, Fumiko Ito

Pages 313-324 [Open Access](#)

[PDF](#)

8. [Frontiers of Computer Vision Technologies on Real Estate Property Photographs and Floorplans](#)

Yoji Kiyota

Pages 325-337 [Open Access](#)