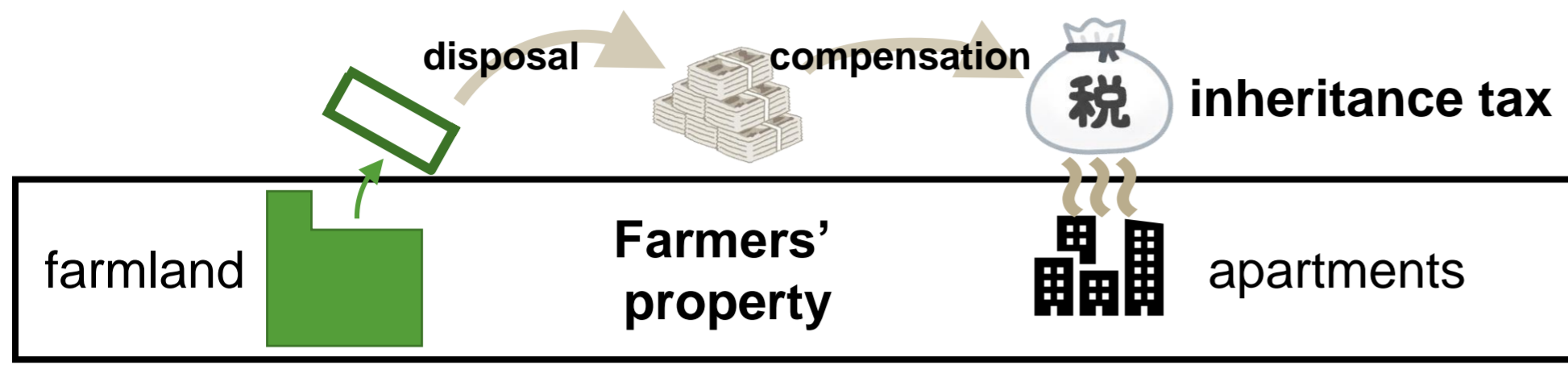


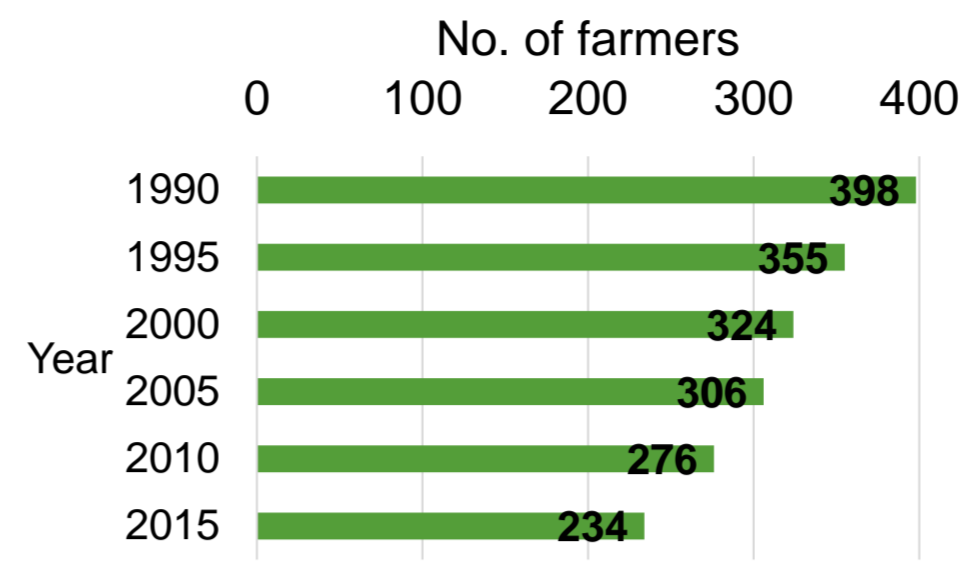
## Unsustainability of Urban Farmlands in Tokyo

### 1. High inheritance tax of real estate

Farmers need to sell part of their farmland to compensate for the high inheritance tax of the real estate that they own.



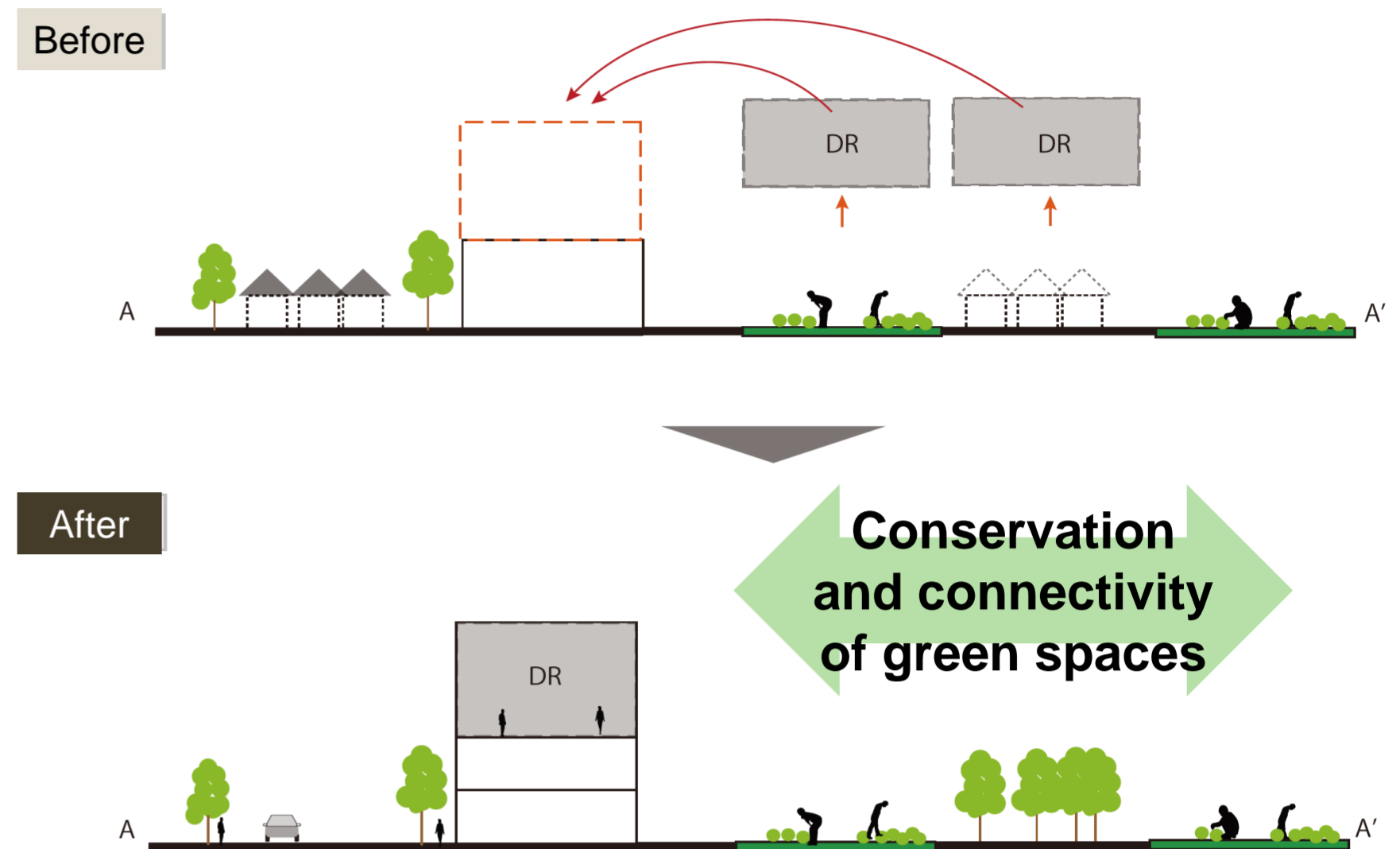
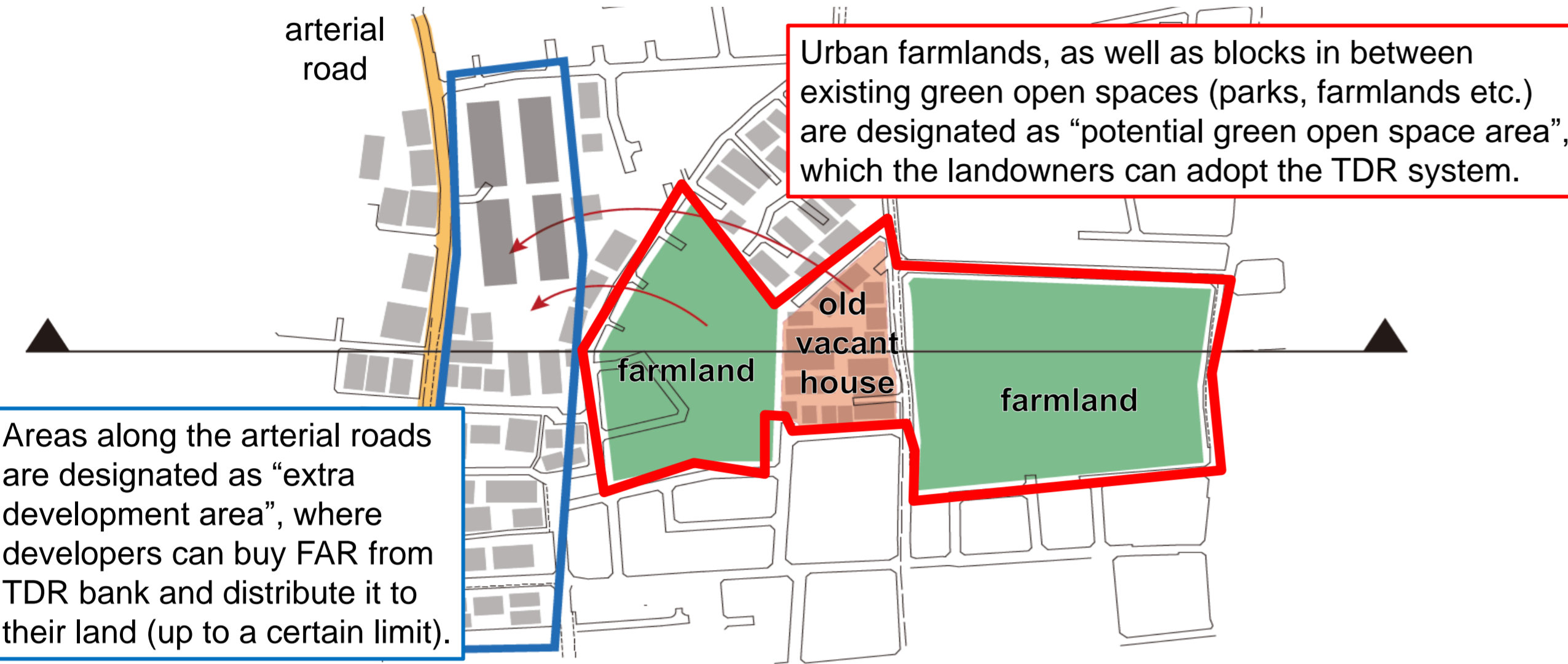
### 2. Decrease of farmers



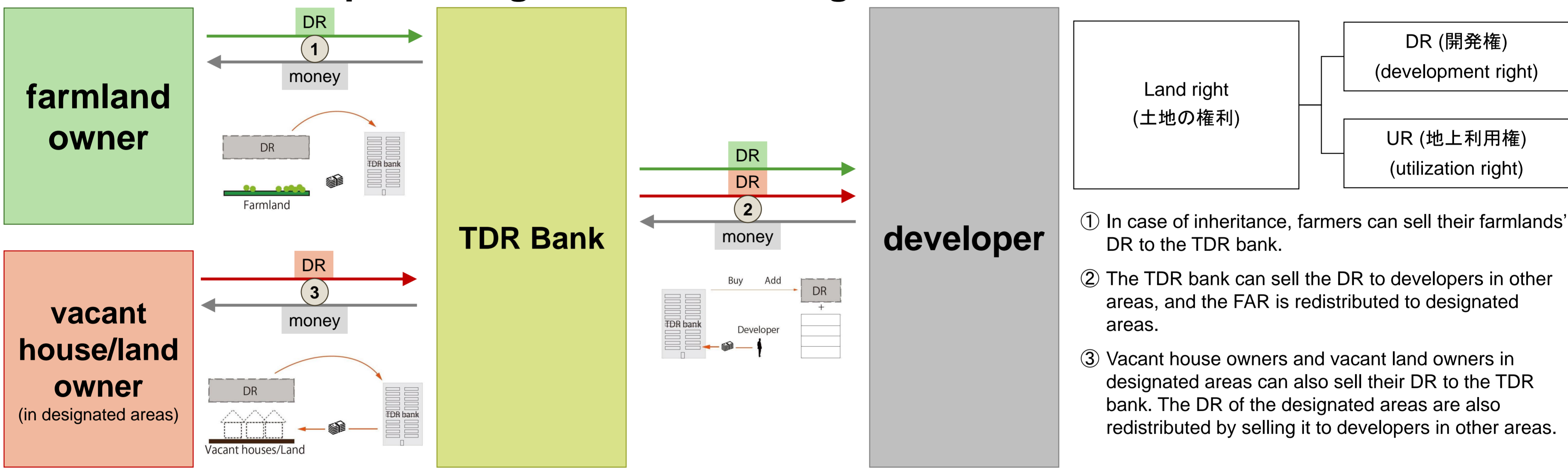
Urban farmers decrease because,

- farming is recognized as a non-profitable business.
- (substantially,) only the farmers' descendants can operate professional urban farming.

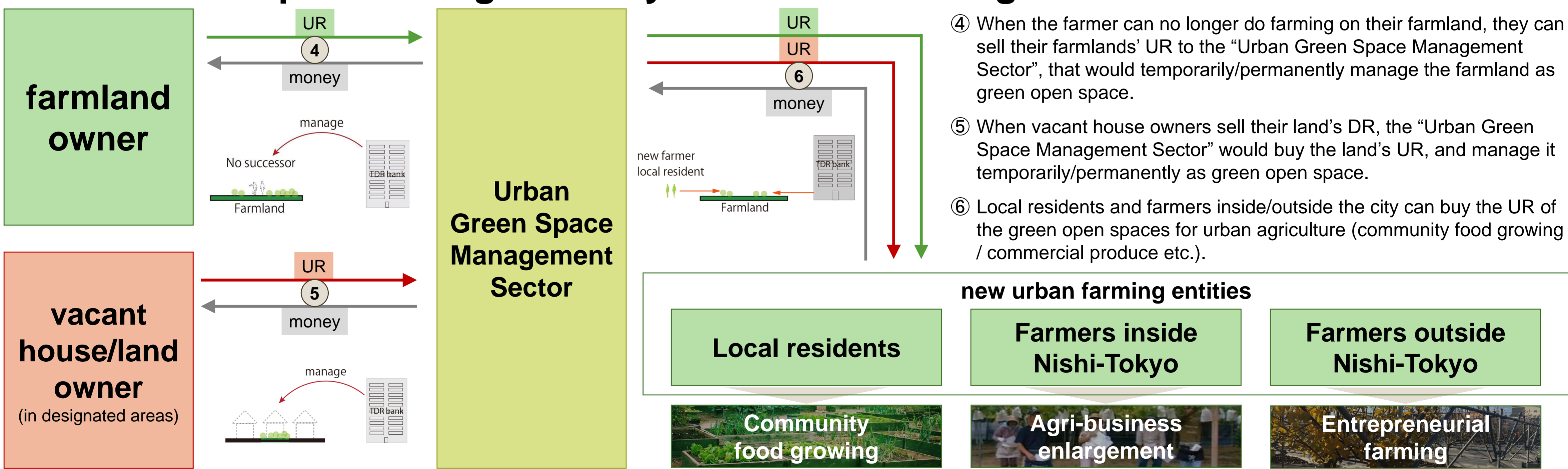
## Transfer of Development Rights: Spatial Diagram



## Transfer of Development Rights: Scheme Diagram



## Urban Green Space Management System: Scheme Diagram



## How it benefits everyone

### For Existing Urban Farmers

- Existing urban farmers would not need to dispose their farmland for financial reasons.
- Urban farmers can obtain farmlands in Nishi-Tokyo more easily when they want to enlarge their agricultural business.

### For New Coming Urban Farmers

- New coming urban farmers get the chance to buy/rent urban farmlands and start urban farming.

### For Developers

- Developers can buy FAR (Floor Area Ratio) in areas that have higher demand of development / housing.

### For the Local Municipality

- Extra costs for saving and creating urban green spaces will be saved.
- Development in more desirable areas (near train stations / along arterial roads) can be incentivized and promoted.

### For Local Residents

- Residential environment with urban farmlands and green spaces will be protected.
- More opportunities for hobby farming and community food growing will be provided.
- Current demanded types of housing will be provided.