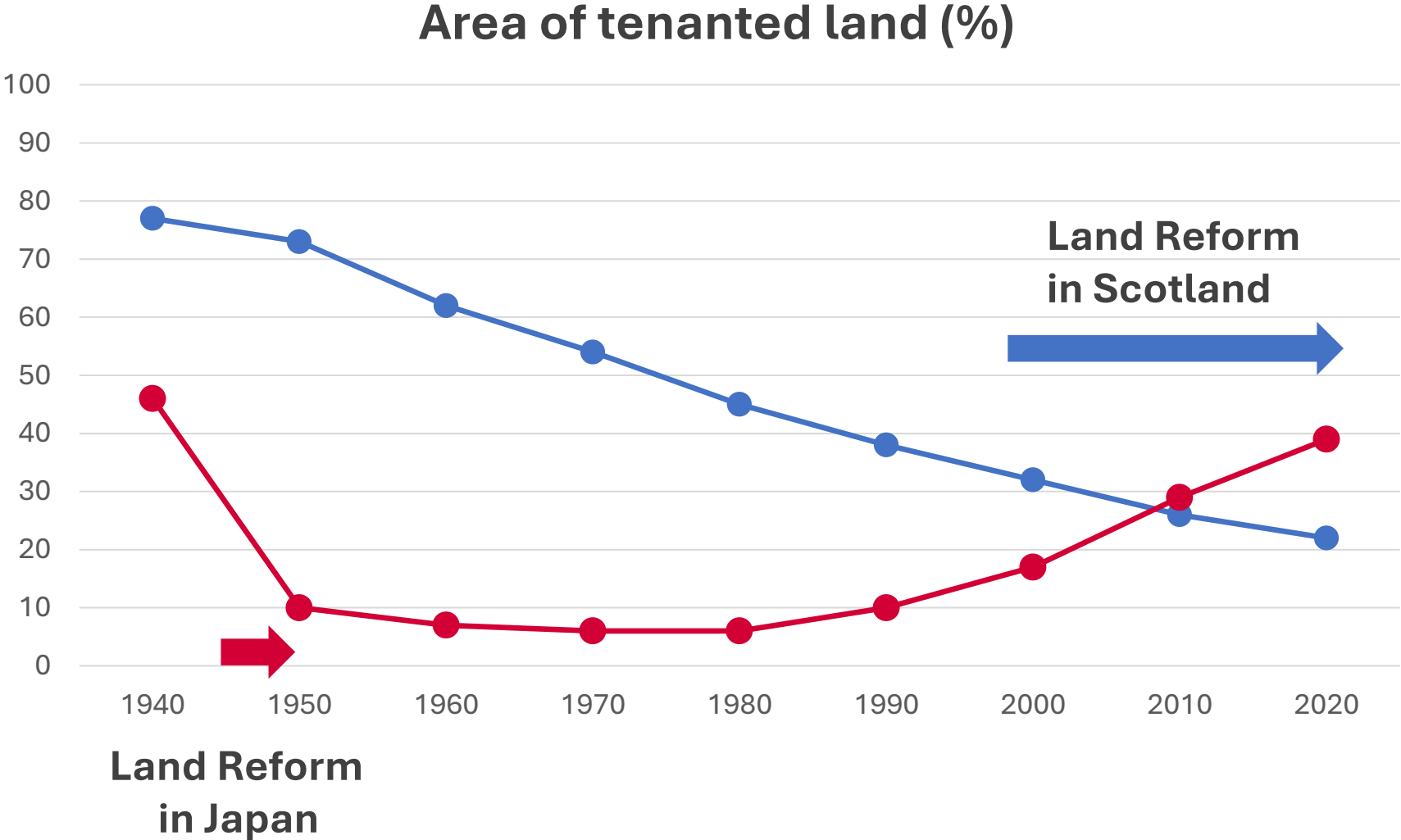


# Land Matching Service in Japan and Scotland: Comparative Experiences of Land Reform

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Nagoya University

# Introduction: Why Scotland and Japan?



Data source for Japan: Hayami and Godo (2002); Census of Agriculture and Forestry.  
Data source for Scotland: LRRG (2014) (1940-1980: the percentages of the number of rented holdings not the area of rented land); Abstract of Scottish Agricultural Statistics (1990-2010); and the June Agricultural Census 2020. See also Thomson (2016) and Edwards and Kenyon (2014).

# Brief history

## Agricultural Land Reform in Japan (1947 to 1950): the End of pre-modern landlord system



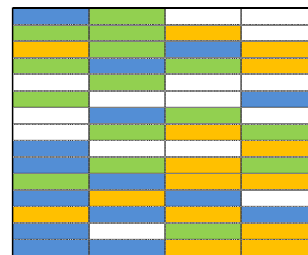
### Purpose and Impacts

- To transfer **land ownership** from landlords to tenant peasants - Landlords were confiscated their land (approx. 1.7 m ha in total) without compensation
- The reform **ended the unequal relationship** between landlords and tenant farmers

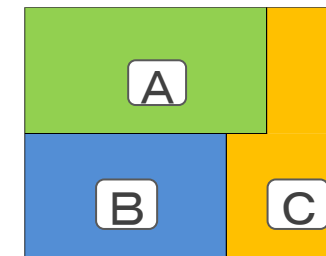
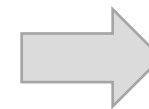


### Challenges

- The emergence of numerous small-scale landowning farmers associated with **extreme fragmentation of land ownership**



Small and scattered land parcels



Farm consolidation



## Questions to be addressed

Fairer distribution or scale of economy?



Examine the practice of **Social Networks** and **Institutions**

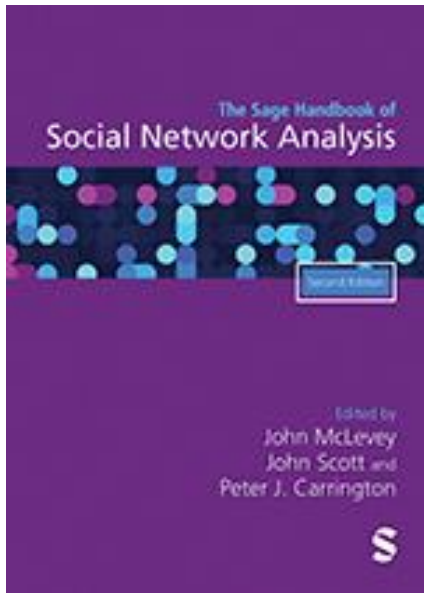


Future **policy design**

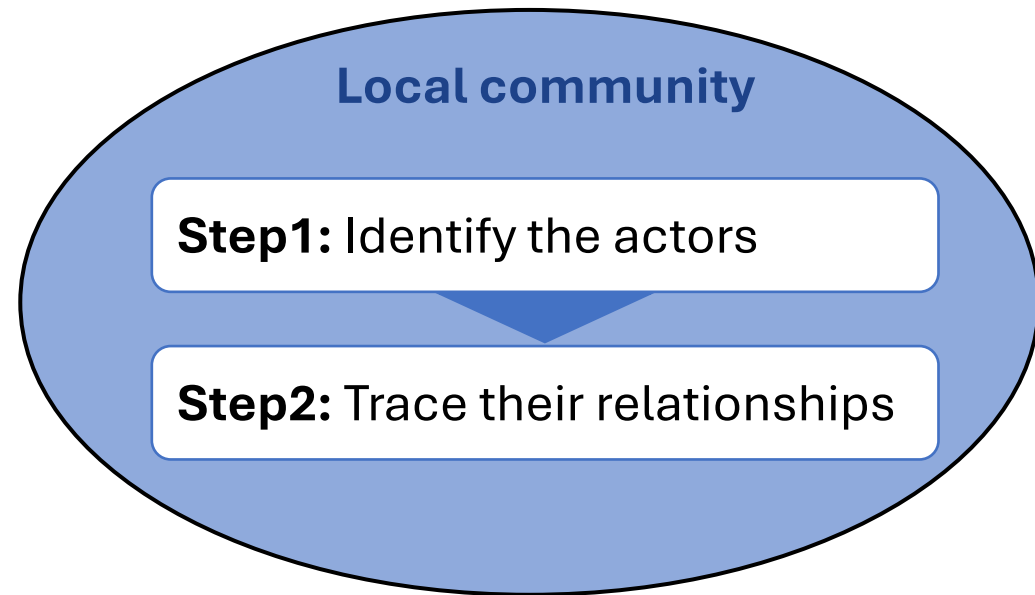
- Who are the **social actors** in the agricultural land markets? and What are **their relationships**?
- Are there any **intermediaries** within the markets? If so, what are their contributions?
- Are there the role of **trust**?

## Local-based **social network analysis** with structured interviews using MCQ

Hollstein (2024) “Qualitative and Mixed Methods”

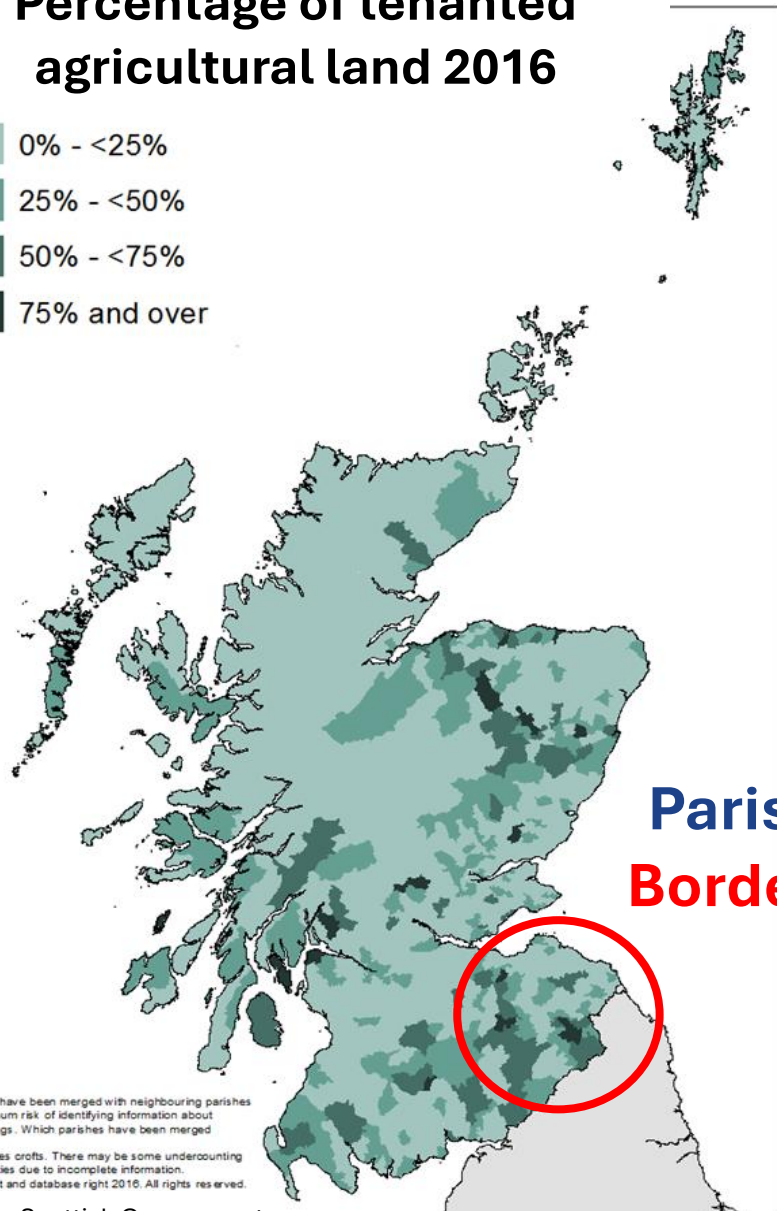
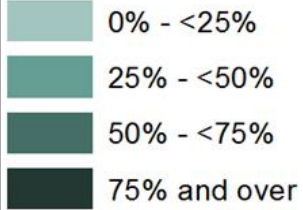


<https://sk.sagepub.com/hnbk/edvol/the-sage-handbook-of-social-network-analysis-2e/toc>



# Case study sites

## Percentage of tenanted agricultural land 2016

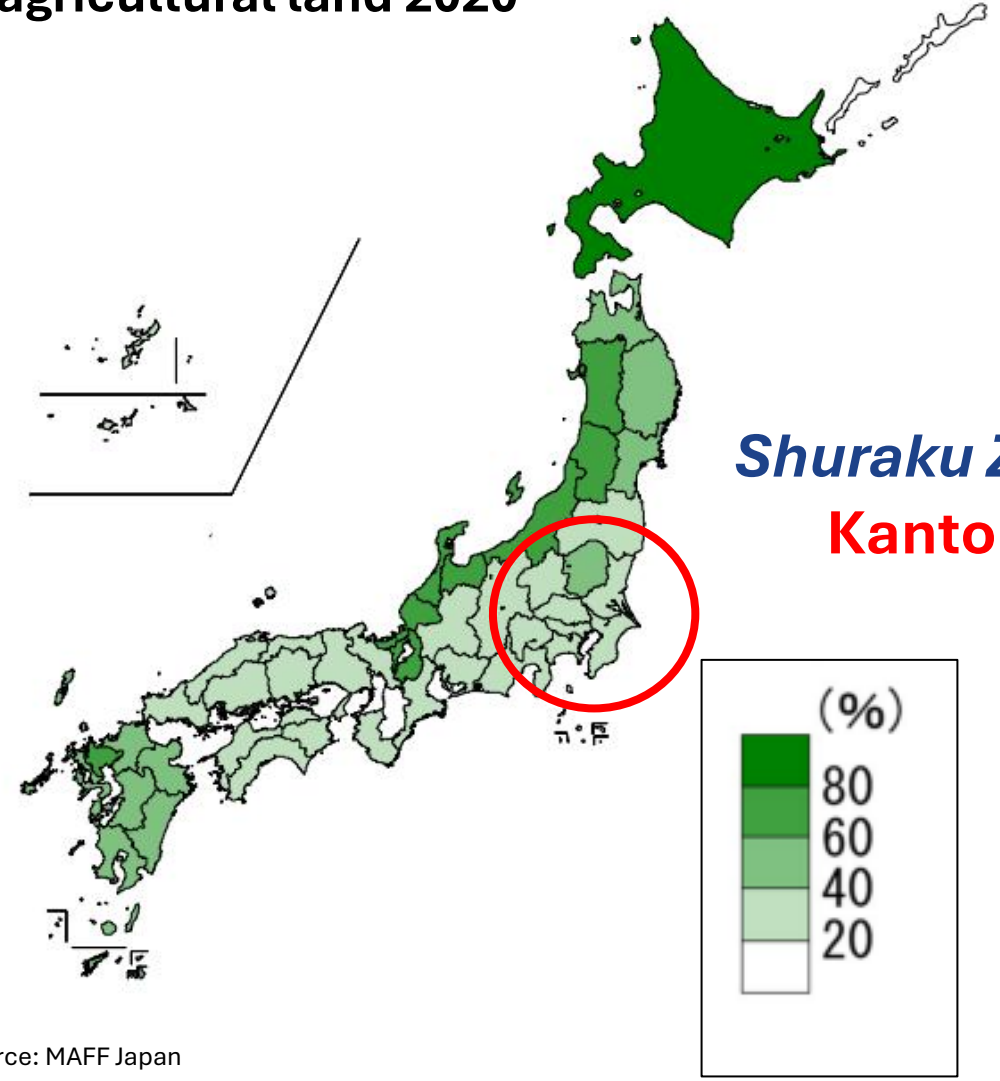


**Parish X and Y in Borders & Lothian**

Some parishes have been merged with neighbouring parishes to ensure minimum risk of identifying information about individual holdings. Which parishes have been merged is not shown.  
Tenancy excludes crofts. There may be some undercounting in crofting counties due to incomplete information.  
Crown copyright and database right 2016. All rights reserved.

Source: Scottish Government

## Percentage of consolidated agricultural land 2020



**Shuraku Z in Kanto**

Source: MAFF Japan

# Results: Parish X

## Step1: Identify the actors



## Step2: Trace their relationships

### Relationships

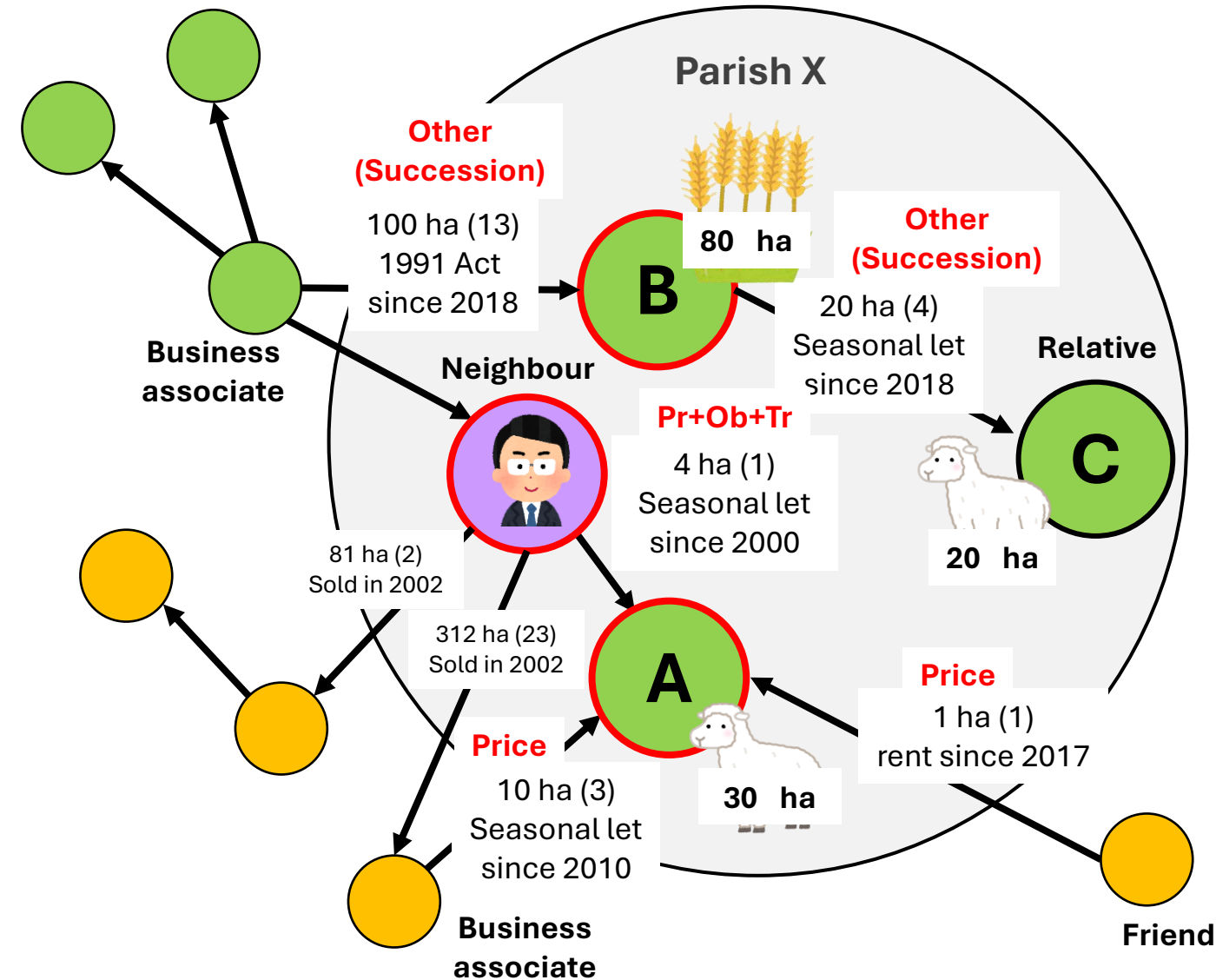
- Relative
- Neighbour
- Friend
- Business associate
- Land advertised

### How contact

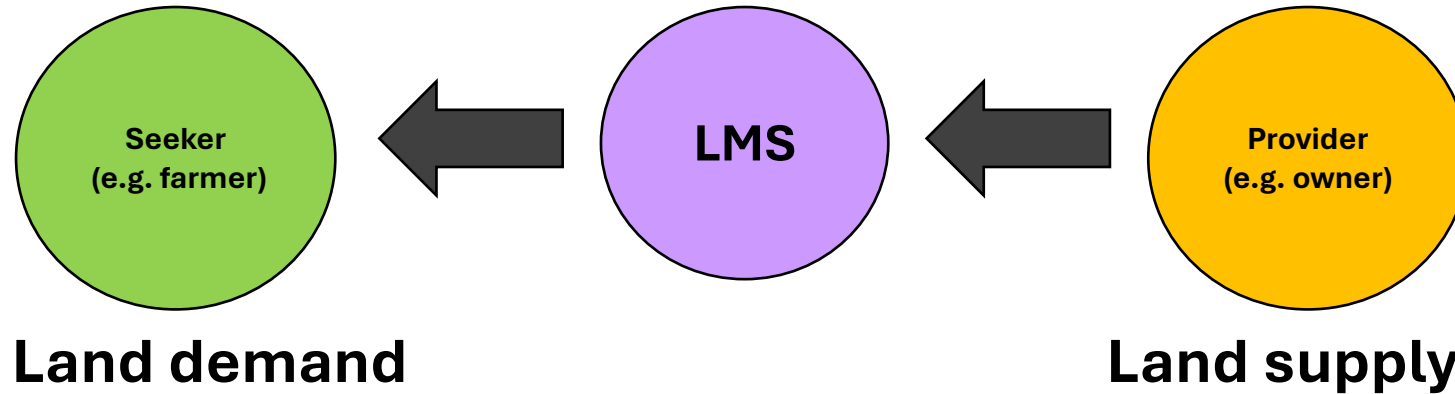
- In person
- Local events
- Gov scheme

### Why transact

- Price
- Obligation
- Trust
- Reputation
- Gov support
- Other



# Land Matching Service



	SLMS (2019 to present)	Farmland Bank (2014 to present)
Coverage	All regions in Scotland	47 Banks, one at each prefecture
Operations	Two independent advisors	Agricultural Committee, one per municipality
Funding source	Scottish Government	Ministry of Agriculture, Forestry and Fisheries
Land market status	Demand > Supply	Demand < Supply

# Parish Y

## Step1: Identify the actors



## Step2: Trace their relationships

### Relationships

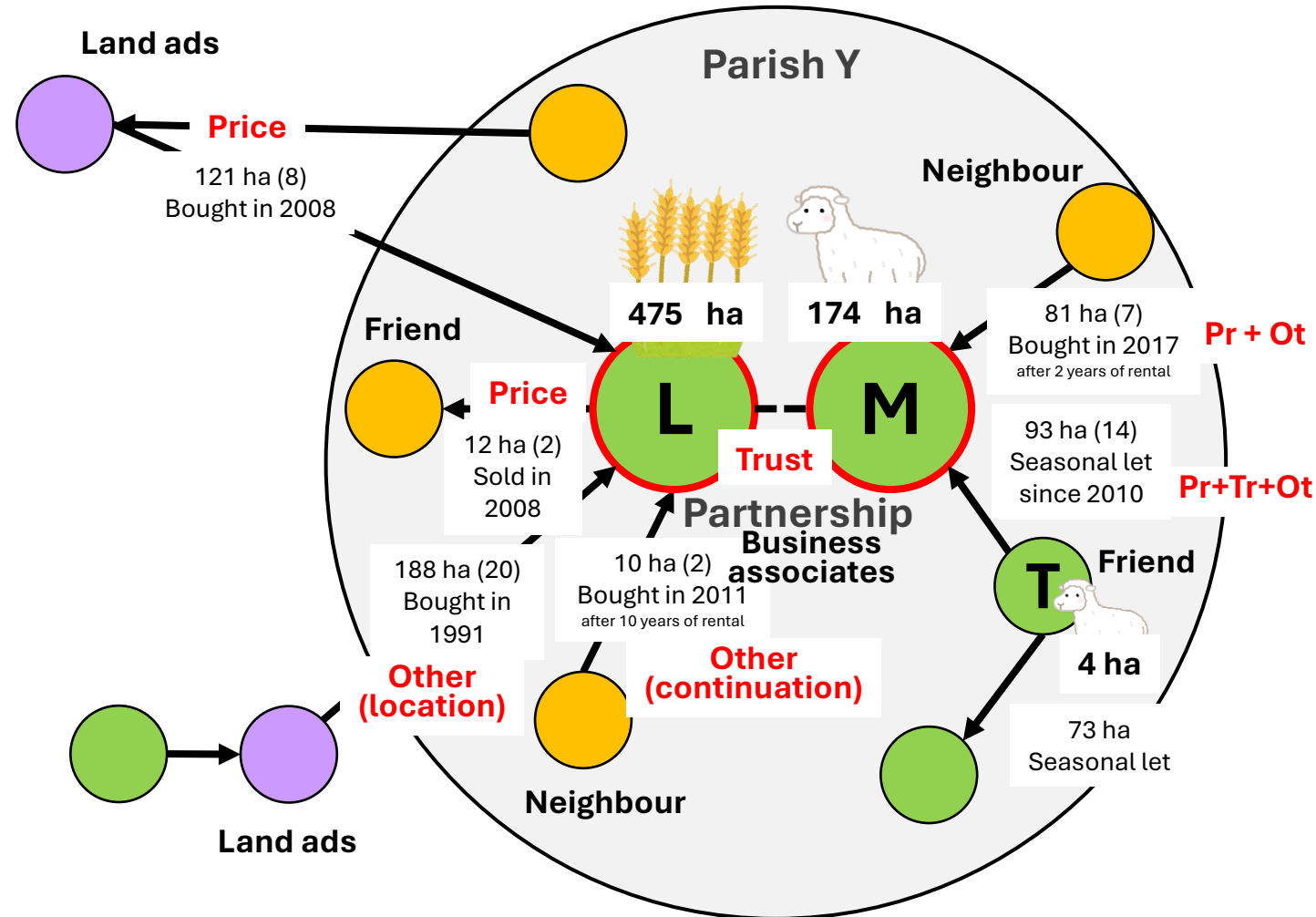
- Relative • Neighbour • Friend
- Business associate • Land advertised

### How contact

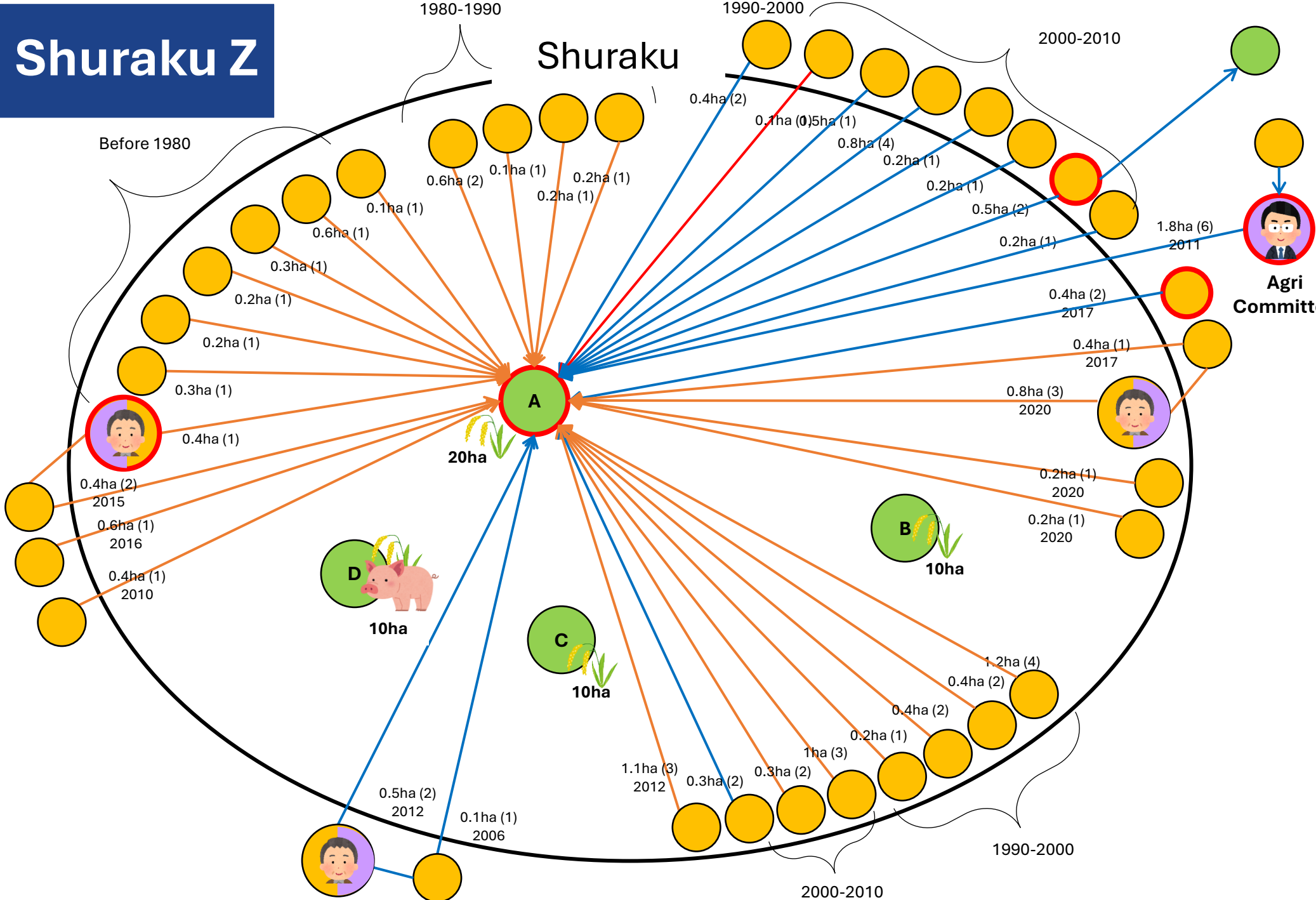
- In person
- Local events/ Land ads
- Gov scheme

### Why transact

- Price
- Obligation
- Trust
- Reputation
- Gov support
- Other



# Shuraku Z



## Step1: Identify the actors

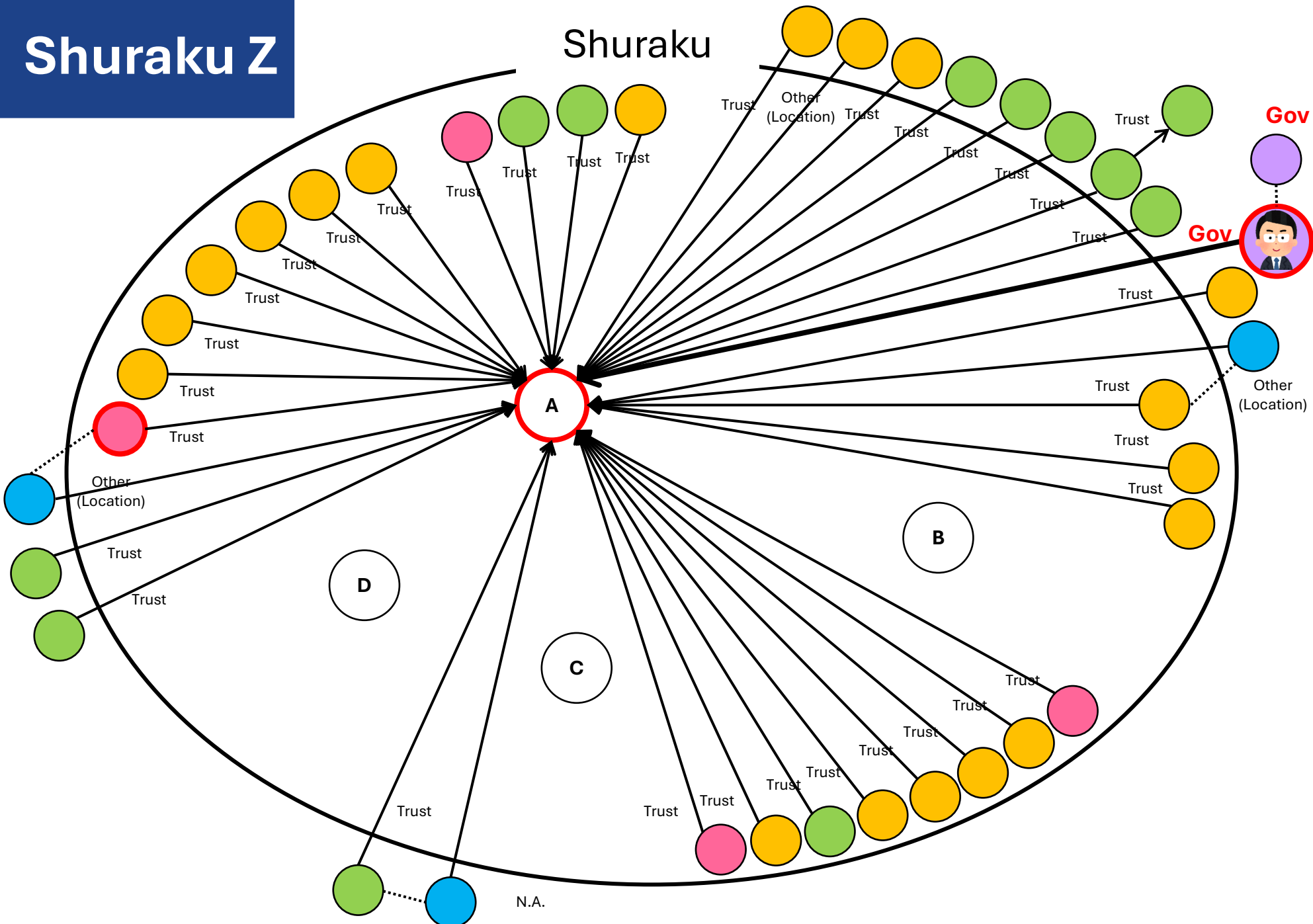
**Attribute**

- Farmer
- Owner
- Broker

**Contract type**

- Land Act
- AMFR Act
- Other

# Shuraku Z



## Step2: Trace their relationships

### Relationships

- Relative
- Neighbour
- Friend
- Business associate
- Officially intruded

### How contact

- ➔ In person
- ➔ Local events
- ➔ Gov scheme

### Why transact

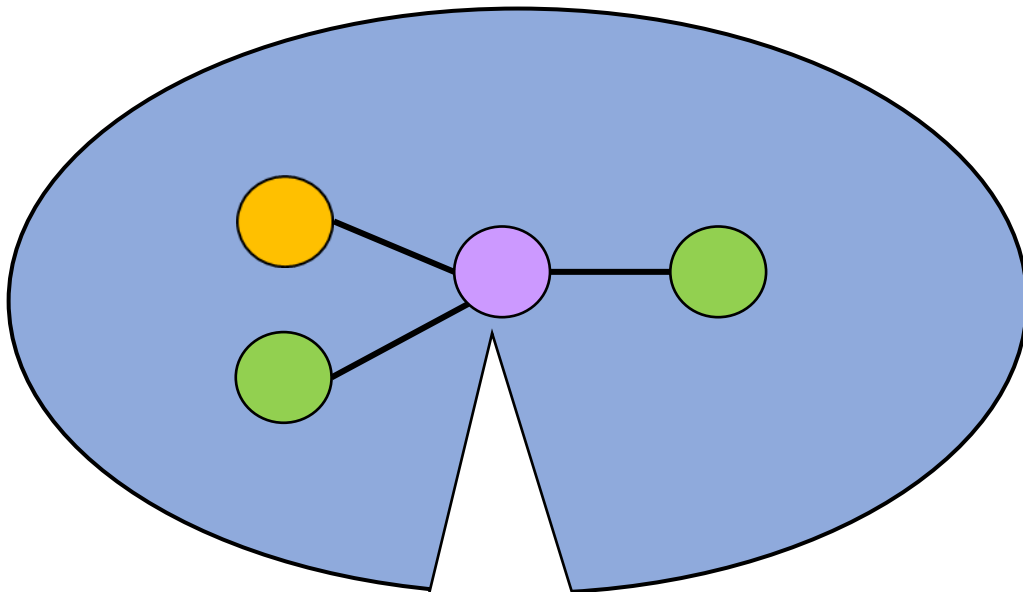
- Price
- Obligation
- Trust
- Reputation
- Gov support
- Other

# Discussion - Intermediaries



	<b>Parish X</b>	<b>Prish Y</b>	<b><i>Shuraku Z</i></b>	
<b>Actors</b>	<b>Private agents</b>	<b>SLMS</b> (Best practice example)	<b>Individual owners</b>	<b>Agricultural Committee</b>
<b>Service</b>	<ul style="list-style-type: none"> <li>● Buying and selling of rural property and farms</li> <li>● Management, valuation and farming of land</li> </ul>	<ul style="list-style-type: none"> <li>● A free service for users</li> <li>● Matching people who are seeking and offering opportunities through arranging agreements that fit both parties</li> </ul>	<ul style="list-style-type: none"> <li>● None</li> </ul>	<ul style="list-style-type: none"> <li>● Aiming at the optimal farmland use in rural areas</li> </ul>
<b>Area &amp; Functions</b>	<ul style="list-style-type: none"> <li>● 100+ offices across the UK and internationally</li> <li>● 25% of market share in Scotland</li> </ul>	<ul style="list-style-type: none"> <li>● All regions across Scotland</li> <li>● 26 matches in 2023 (Sutherland and Corbett, 2023)</li> </ul>	<ul style="list-style-type: none"> <li>● Informally being asked by their acquaintance to introduce someone who is capable to farm</li> </ul>	<ul style="list-style-type: none"> <li>● Legislative initiatives established in 1951 at each municipality</li> <li>● Approx 20 members work at each municipality</li> </ul>

## Existing Social Networks (informal)



LMS/Agri-Committee as a **formal** institution helps

- to expand the networks to actors beyond local communities (e.g. new entrants)
- to facilitate more optimal land use towards rural sustainability

However, institutions disconnected from existing networks are unlikely to achieve their policy goals...

-> Co-working with established networks/trusted brokers is essential

“Trusted” brokers working embedded in tightly-knit communities



Risk of  
“over-embeddedness” ?



## Key findings

**Social ties** within/around the community is the epicentre of land policy delivery.



## Research impacts

**Design future land policy and reform**, finding the better way for **social network to use government scheme**.



## Next step

Examining cases from other regions will contribute meaningful insights to **international comparative studies**.



# Thank you 😊

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**Hutton**  
Institute



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