

[Comment]

There has been much criticism against the measures contained in the new act that the increase in medical costs for the aged, which is one of the most important social security services of the state to the nation, purely out of fiscal considerations, will eventually affect the social security administration as a whole.

By Prof. HIDETAKE SATO
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2. Law of Property and Obligations

An Act amending the Temporary Measures Act concerning Subsidies for the Interest on Loans for Farmland Owners, etc. for the Construction of Rental Houses.

Proclaimed on Mar. 31, 1982. Ch. 19 (hereinafter called "Amendment Act" for short). The Act subject to amendment is the Temporary Measures Act concerning Subsidies for the Interest on Loans for Farmland Owners, etc. for the Construction of Rental Houses (Ch. 32 of 1971, hereinafter called "Farm Housing Act" for short).

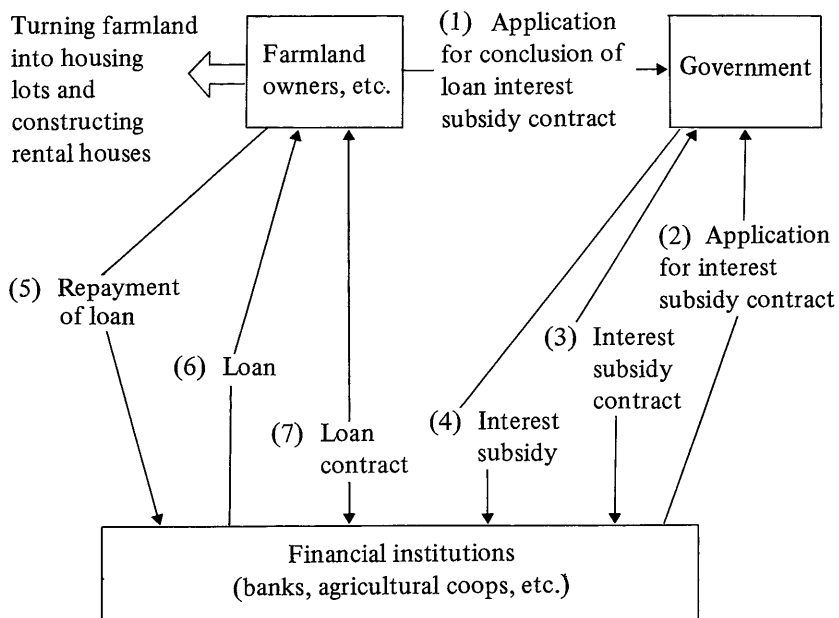
When farmland owners in urban areas, where the housing dearth is more conspicuous, turn sizable areas of farmland into housing lots and construct rental homes with loans from private financial institutions such as Agricultural-Cooperatives, the government, under the Farm Housing Act, shall subsidize the interest to be paid to the financial institutions by the farmland owners for the construction of the rental houses. (See diagram in the following page).

During the 10 years since the enactment of the Act in 1971, 14,300 rental houses have been constructed in an area totaling 931.20 ha under the benefit of government subsidies for the interest which amounted to ¥19,270 billion. Measures were adopted

twice — in 1976 and 1979 — to extend the force of the Act. The current Amendment Act further extended the Farm Housing Act until Mar. 31, 1985.

The reasons for this extension were as follows:

1) In Japan today, the number of dwellings exceed that of households indicating a great improvement in the housing situation in terms of quantity, but when viewed from the standpoint of quality, 17.7 percent of the total households in Japan (as of 1983) live in houses below the minimum housing standards. Especially in big city areas, as many as one-third of those living in rented houses



are obliged to put up with conditions below the minimum standards. Besides this, there are many rental houses in the private sector that are of poor quality in terms of structure, facilities, housing environment, etc.

2) Under the circumstances it has been a grave problem to provide rental houses of good quality in big city areas.

3) Listed as an important measure in the fourth five-year housing program starting in 1981 was the promotion of the participation in housing development by landowners such as farmland owners and the supply of good rental houses through the application of private loans such as those from agricultural cooperative associations.

As land prices have gone up in recent years, it has become all the more difficult to obtain housing lots of good quality. In this regard the current amendment was aimed at promoting the availability of good rental houses from farmland owners.

By Prof. KATSUICHI UCHIDA
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3. Law of Civil Procedure and Bankruptcy

Courts Act, Etc. (Amendment) Act

(Promulgated on Aug. 24, 1982. Ch. 82. Put into force on Sept. 1, 1982.)

[Issues]

The amendment, covering three Acts — the Courts Act, the Civil Procedure Act and the Civil Litigation Costs etc. Act — is designed to raise the ceiling of the value of the claim in civil litigation which the summary courts (*Kan'i Saibansho*) handles, and to arrange for some of the more difficult and complicated litigations belonging to their jurisdiction to be handled by district