

Abstract

This study provides a micro-level examination of the relationship between land-use change and land-use decisions of agents in an urban and rural land market. In the sample area of Maebashi city, two areas were selected as example areas in which micro-level examinations of land-use analysis were performed: (1) the Rokku area in the inner fringe; and (2) the area of city centre. In order to obtain land-ownership data, *Land Assessment Rolls* housed in the Property Tax Division of Maebashi City Hall were used. The selection of decision agents was based on land-trade and land-inheritance data from the rolls. The land-use data for the areas were mainly obtained by the author's field survey, while some parts were supplemented by aerial photos, topographic maps and residential atlases. To gather information on the decision-making processes, the author interviewed the selected decision agents. The findings from the two example areas were discussed from the viewpoint of the whole process of urban development.

Based on the analysis take in this dissertation, general relationships between land-use change and decision agents have been identified. In accordance with the urban growth, some agents having been active only in the inner fringe advanced into the city centre, while conversely other agents only in the city centre came to open their branch offices or shops in the inner fringe area. As a result, the number of agents and the types of their behaviour in the sample areas generally increased. Moreover, the most important feature was that when development progressed to the next stage, the particular agents who only chose limited behaviour during the earlier stages took several kinds of behaviour in the same area. The reason for their behaviour can be considered as follows: 1) The causes and conditions for their land-use decisions diversified due to the increase of the number

of agents: 2) As a result of diversification of decisions, the choices for their behaviour also diversified, thus the behaviour itself becomes more complicated. Multiple kinds of behaviour taken by one agent was a phenomenon only observed in the city centre with high urban land demand. However, when the change in urban structure was due to urban growth; characteristic behaviour of the later stages of development was seen even in the suburbs, which were previously at an earlier stage of development.

Key words: land-use change, land-ownership change, land-conversion process,
decision agent, behavioral approach, Maebashi city

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