

Earthworks Regulatory Law

May 26, 2025



As protecting the safety of our citizens from earthworks accidents is important to us, the previous regulation acts on housing land development has been revised and will now be in effect as the Housing Land Development and Specified Earthworks Regulatory Law (also called the “Earthworks Regulatory Law”).

This new regulatory law came into effect on May 26, 2025 and all regions of Hamamatsu now fall under its jurisdiction.

Overview of the Earthworks Regulatory Law

● Designated regions will be under regulation

Regulations now apply in regions in which the collapse of earthworks operations may cause damage to human residences.

● Enables the safe creation of spoil heaps

Prior approval is required for construction in regulated regions which will result in the creation of spoil heaps (unwanted material removed during excavation and construction)

● Safety required during earthwork operations

Owners of regulated land on which earthworks are being performed are responsible for ensuring the operation is managed safely.

● Penalties will be increased

Jail sentences and fines for earthworks in violation of the regulatory law will be increased.

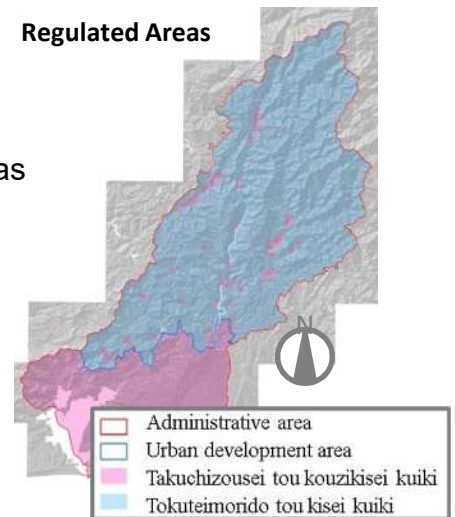
Prior approval is required for earthworks!

Regulated Regions

The results of a fundamental investigation based on the earthworks regulatory law have designated all of Hamamatsu City as regulated areas for housing land development (Takuchizousei tou kouzikisei kuiki) or specified earthworks (Tokuteimorido tou kisei kuiki). Please see our website for more details:

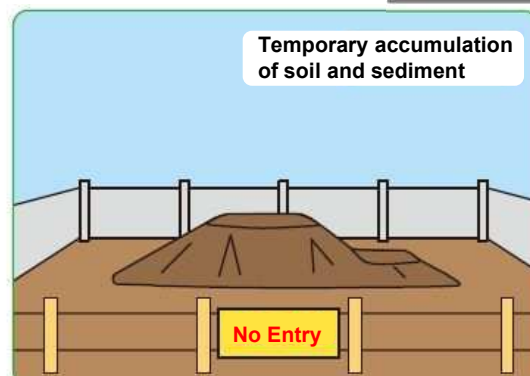
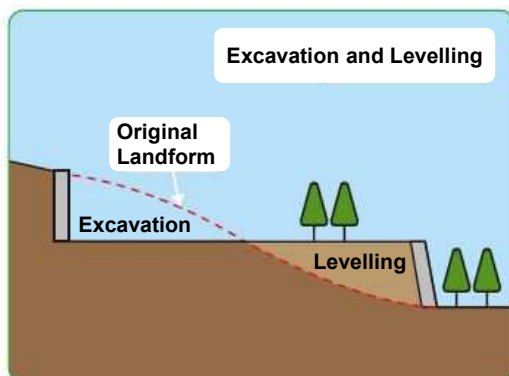


Regulated Areas



Regulated Actions

This regulation does not only apply to excavation and levelling completed during the development of housing land, but also the dumping or temporary accumulation of earth or stones.



Q&A

Q1: If my land is now under regulation, what do I need to do?

You will not be required to do anything unless you are conducting any earthwork. However, land owners in regulated regions are under the obligation to guarantee the safety of any earthworks on their property. Please ensure that earthworks on your land do not pose any danger to their surroundings.

Q2: When buying land, will they explain this to me?

When purchasing any real estate in a regulated region, you will receive an explanation of any restrictions imposed by the Earthworks Regulatory Law will be explained during the explanation of important matters based on the Real Estate Brokerage Act.

Q3: How can we tell when earthwork is being conducted without approval?

Approved earthwork will be publically announced online and signs will be put up around the worksite during construction.

Q4: How will preexisting earthworks be treated under the regulation?

Those in regulated regions will be treated as preexisting earthworks. Landowners, custodians, and occupants will be under the obligation to maintain the safety of these earthworks.

Q5: Will any procedures be required for ongoing construction in newly regulated regions?

Applicable construction works must submit a notification for intended changes in land characteristics or accumulation of earth and stones by June 16, 2025. Please see the Hamamatsu City website for more details on earthworks and applications on the page titled “盛土規制法に基づく区域指定時の届出について”

Spoil Heap Maintenance

Important!

- Owners of land in regulated regions are obliged to maintain the safety of any future or preexisting earthworks and spoil heaps.
- Land owners may be ordered to rectify any earthworks to ensure the safety of their surroundings – even if they were not aware of said earthworks.
- It is important to maintain the safety of your land to prevent injury or damage from earthworks.

Keep an eye out for the following – action is required!

Cracked Spoil Heap



Groundwater Leakage



Cracked Retaining Wall



Earthworks Reports

Hamamatsu City has established a report system to enable the swift discovery and speedy management of any inappropriate earthworks or issues with preexisting earthworks. We are for your cooperation in reporting anything that does not look right.

This retaining wall is cracked!

There's a cracked spoil heap here!

This spoil heap doesn't look safe!



Reports can be made to the official Hamamatsu LINE account



For more information on how to use the LINE report system

●Enquiries

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