

NATIONAL REPORT 2006

by

JAPAN FEDERATION OF SURVEYORS

日本測量者連盟

October 2006

FOR FIG CONGRESS 2006 in MUNICH

Japan Federation of Surveyors (JFS)

Japan Federation of Surveyors (JFS) was founded in 1974 and its office was set up in the Central Bureau of Japan Association of Surveyors (JAS). JFS is the only one organization in Japan affiliated with International Federation of Surveyors (FIG) as an association member, and it is composed of the following 11 member associations.

Association of Precise Survey and Applied Technology
Infrastructure Development Institute - Japan
Japan Association of Surveyors
Japan Construction Training Center
Japan Federation of Land and House Investigators' Associations
Japan Federation of Survey and Planning Associations
Japan Hydrographic Association
Japan Map Center
Japanese Association of Real Estate Appraisal
Mapping Enterprises Association Japan
Survey Education Center

JFS makes its effort for the international development of surveyors related to survey, investigation, evaluation, management and map creation of land and water areas, and it aims at making the friendship between the members. JFS undertakes the following enterprises.

1. Research and debate about various problems relevant to the articles and advice of FIG.
2. Issue of a bulletin, delivery of FIG an e-newsletter and holding a lecture meeting etc.
3. The workings required in order to attain the purpose of the JFS.

The recent activities of the member associations of JFS are summarized in this "National Report".

"JFS News" is a bulletin distributed for the members, and is issued once or twice a year. It carries the news and information on FIG and other

technical reports. 23 issues of “JFS News” have been published so far. JFS has always functioned as a place for exchanging the information on surveying and mapping technologies as well as mutual interested matters of the members, especially on international trends.

Association of Precise Survey and Applied Technology (APA)

1. The APA Foundation

Since its foundation over a quarter of century ago, the Association of Precise Survey and Applied Technology (APA) has been committed to:

- research and development of precise survey and mapping;
- examination and test of state-of-the-art survey technology;
- innovation of applied survey technology;
- positive contributions to projects of the national and local governments.

The original intent of the APA foundation is concerned to stimulate achievement in the geospatial industry.

2. Brief overview of business

To achieve the objectives mentioned above, APA has performed the following business:

- (1) comprehensive research and development of precise survey, mapping and applied survey technology;
- (2) planning and holding of conferences, forum, workshop and training course for geospatial professionals;
- (3) implementation precise survey, mapping and applied technology and enhancement of availability for practical use of the advanced technology;
- (4) undertaking the required business to commit to the goal of APA.

APA has been widely promoting the research on advanced technology in the field of survey and mapping of the nation's land, since APA was founded in 1980. A number of studies are performed by APA members themselves and several research activities are collaborated with the national governments such as Ministry of Land, Infrastructure and

Transport. A number of funded researches are carried on as well as independent studies. As the result of applied research of GPS and/or practical application of airborne laser, for instance, APA has made technical contributions to respond to large-scale disasters and to the global warming.

As a significant activity regarding geospatial information, APA has contributed to the work of ISO/TC 211 (Geographic information/Geomatics) as the only domestic deliberative body in Japan since 1995. And also APA has been in charge of Japanese Industrial Standard (JIS) in the field of geographic information with providing the Japanese Standards for Geographic Information (JSGI) and disseminating the standards proactively.

APA will make sustained efforts in research and development of precise survey, mapping and applied technology so that the national geospatial data infrastructure, which supports a more affluent society, be utilized widely.

3. Business in recent four years (2002-2006)

(1) Achievement of ordinary business

a) Activities related to ISO/TC211 and JIS

APA has been involved with deliberating the draft international standards in ISO/TC211 as the domestic deliberative body as well as compiling the draft of JIS.

True to APA mission, the work items, “Rules for application schema (19109)”, “Portrayal (19117)”, “Encoding (19118)”, “Schema for coverage geometry and functions (19123)”, “Web Map Server interface (19128)”, “Spatial schema (19107)” and “Geography Markup Language (19136)” and so on, were deliberated for international standardization in recent years. The work items established as international standards, particular “Spatial referencing by geographic identifiers (ISO19112)”, “Spatial schema (ISO19107)”, “Metadata (ISO19115)” etc., were compiled and issued as JIS documents.

For deliberation, APA organized “Japan National Committee for

ISO/TC211”, “JIS Standardization Planning Committee” and their working teams, respectively. In these committees the members have sufficient discussions and numbers of members are delegated to the ISO/TC211 plenary meeting held twice a year. Needless to add, the members consist of experienced engineers and academic experts related to GIS.

b) Activities of research and development on new technology

APA accomplished a lot of research and development as follows:

- study on geomorphological measurement and slope analysis using ground-base laser system;
- study on topographical map revision using inertial measurement system;
- study on damage distribution map (hazard map) against natural disaster;
- research on monitoring system for global thermal environment using earth observation satellite;
- study on correction for network-base RTK-GPS variations due to diastrophism.

c) Activities of standardization in precise survey and mapping technology

APA has worked on validation and standardization regarding advanced survey technology. Operation manuals and specifications are provided as follows:

- draft specification for generating DEM by airborne laser system;
- draft manual for procedure of digital orthophoto;
- draft specification for 1:2500 scale topographic spatial data product;
- manual of survey using network-base RTK-GPS.

d) Activities of dissemination and education of new technology

APA members present annually their research achievement at “Geoinformation Forum, Japan” organized by APA. Thorough the forum, APA promotes dissemination and education of the advanced technology regarding precise survey and mapping.

Other educational seminars and symposia are as follows:

- digital orthophoto seminar for dissemination of “The manual for

- procedure of digital orthophoto”;
 - practical training of JPGIS (Japan Profile for Geographic Information Standards).
- e) Other activities

Since April 2004, APA has organized five technical working groups as follows:

- aerial measurement and mapping WG;
- positional information and applied measurement WG
- GIS WG
- national land management WG
- promotion and dissemination WG

Each WG is encouraging and accelerating development of advanced survey technology and of national land management by use of the national geospatial data.

(2) Events and plan for future

APA continues with providing following forums and seminars for geospatial professionals and experts to exchange ideas, experiences, and visions - finding new ways to use advance technology:

- R & D forum on precise survey and applied technology (once a year / 500 participants);
- technical seminar (once or twice a year / 50~100 participants);
- GIS education and practical training (about ten times a year / 20~200 participants);
- co-sponsoring of event related to “Survey Day”, map exhibition, etc.

(3) Publication

a) Journal

- Journal of Advanced Surveying Technology (issued quarterly).

b) Website

- Information service related to APA business.

c) Edition and distribution of technical documents

- Guide of Japanese standards for geographic information – 2nd edition (supervised by Geographical Survey Institute of Japan).
- The story of JSIG – getting started on JSIG - (supervised by Geographical Survey Institute of Japan).

- The airborne laser scanning survey handbook.
- Introduction of GIS.
- GIS answer book for beginners.
- Handbook of public survey planning.

(4) Other business

In accordance with the progress of standardization of GIS, APA established particular department “GIS Center” in 2003 and got officially started on JPGIS dissemination and educational mission related to JPGIS.

Infrastructure Development Institute – Japan (IDI)

Infrastructure Development Institute - Japan (IDI) was founded in 1956 for promoting the international assistance in the development of infrastructure essential to nations’ economic development. IDI is a non-profit organization of 42 staffs with the members of 43 organizations and 219 individuals under the Ministry of Land, Infrastructure and Transport.

Japan International Cooperation Agency (JICA) is responsible for the implementation of Japanese Government’ technical assistance projects including topographic mapping in developing countries. JICA entrusts IDI with a design and supervision of topographic mapping projects. Nearly 53 survey and topographic mapping projects have been carried out by JICA in 45 countries. The total mapping areas including photo and thematic maps now reach about 3,000,000 km².

In recent years, satellite remote sensing technologies have been used in several mapping projects of JICA. The database for GIS has become one of important products of mapping projects. The geographic data produced by the JICA’s mapping projects have been widely used by GIS users mainly for effective planning in developing countries. IDI is the leading organization who has made significant improvement on the quality of products and effective technical transfer in the mapping projects.

Japan Association of Surveyors (JAS)

1. The purpose of establishment of JAS

The Japan Association of Surveyors was founded in 1951 as an organization for surveyors active in Government, Academia and Industrial Corporations and etc. whose aim is to contribute to dissemination and advancement of surveying technology and to enhance mutual friendship among, and the social status of its members. JAS is a non-profit organization approved by the Ministry of Land, Infrastructure and Transport.

2. Activities to accomplish the purpose

- 1) Research and study related to survey.
- 2) Leading the planning and designing etc. of surveying implementation.
- 3) Inspection of surveying results and calibration of surveying instruments.
- 4) To give the authorized certification for new surveying technology developed by private companies.
- 5) Publication of the journal and books etc. related to survey.
- 6) Implementation of the correspondence education for surveyors, and to hold other education courses for surveyors.
- 7) To hold lecture meetings, exhibition etc. related to survey.
- 8) Authorization for the technique level of surveyors.
- 9) Leading the surveying work in the field, and collection and exchange of research materials related to survey.
- 10) Other necessary activities to accomplish the purpose of JAS.

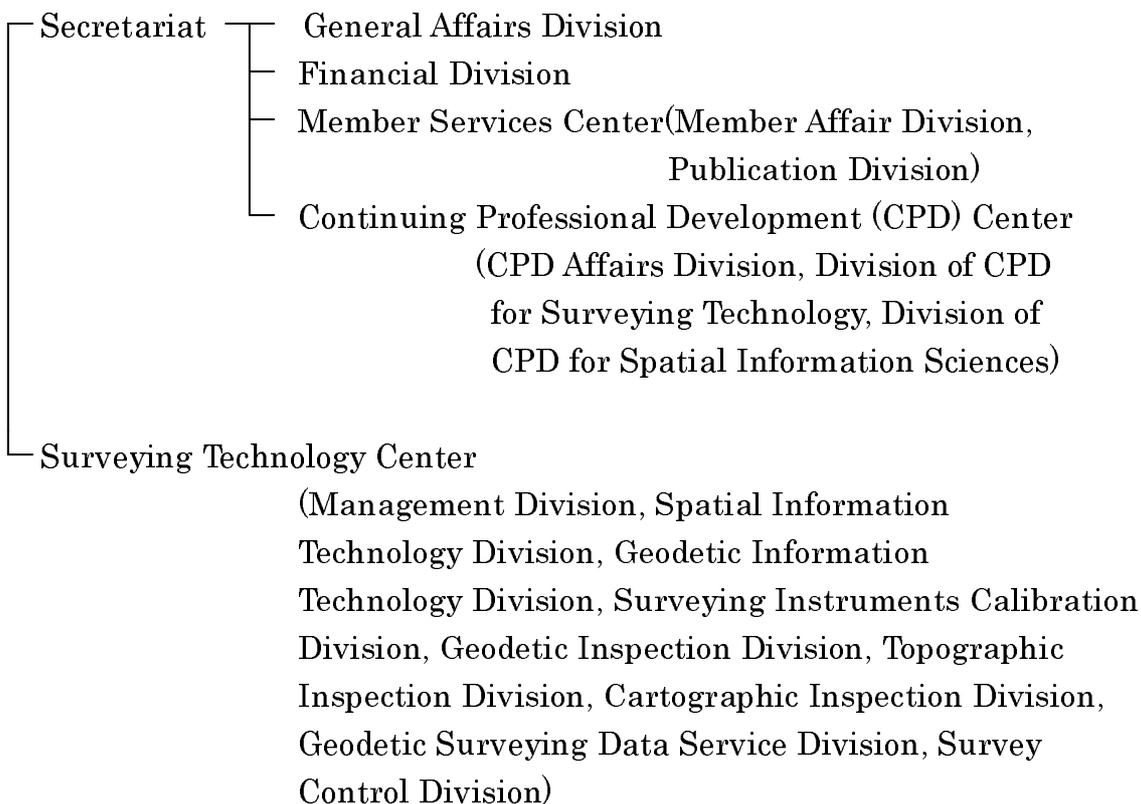
3. Organization

The membership of JAS is composed of individual members and corporation members. JAS is managed under the following meetings; Administrative Board, General Meeting, Managing Directors Executive Board, Executive Board and Council. The officers of JAS are as follows. President, Vice President, Director General, Executive Director,

Board Members (Quota : 30~35), Inspectors (Quota : 2~3)

And JAS has the offices of which staffs are about one hundred, as follows.

Headquarters



Local offices

10 Local Secretariat Offices

9 Local Surveying Technology Centers

4. Recent major activities

(1) Member Services Center Activities

The Member Services center is performing the following business for members.

① Activity for members

- Publishment of the Journal of Survey (Monthly)
- Geoinformation Forum (Annualy)

Lecture meeting, symposium, student forum, exhibition of surveying hardware and software.

② Publication of books etc.

Survey technical books, about 90 sorts including the following books are published: Public survey work regulation, Textbooks for the license to surveyors, Technical manuals for professional surveyors, etc.

(2) Continuing Professional Development Center Activities

JAS provides the following training courses to educate and train survey technicians in order to enhance technology and to develop the quality for surveying engineers.

① Social correspondence course:

The lecture for the qualification of assistant surveyor authorized by the Ministry of Education, Culture, Sports, Science and Technology is held regularly.

② Survey expertise authorization:

Authorization of the survey expertise in control point survey, GIS, etc.

③ School of surveying technologies:

Survey expertise seminar-for-qualifying and other various technical courses.

④ Survey training courses:

Training courses for those are trying to become registered surveyors, assistant registered surveyors and land and house investigators are provided to assist in acquiring these national qualifications.

⑤ Survey Academy:

The Academy provides a GIS course, seminars for executives and training courses as an ongoing education and training system for self-development.

(3) Surveying Technology Center Activities

The main services of the Surveying Technology Center are calibration of surveying instruments, inspection of survey results and consulting work such as analysis of surveying data and

research/study related to survey technology. The center also delivers the real-time electronic control point data to the GPS data providers.

① Calibration of surveying instruments:

Calibration certificates are issued after precisely examining surveying instruments whether or not they have adequate performance to achieve the required accuracy.

② Official approval of control point results:

Examination certificates are issued for survey results by determining whether or not surveys were conducted correctly in accordance with the particular specifications.

③ Official approval of map results:

Examinations are made whether or not maps including numerical values were produced correctly in accordance with specifications, and examination certificates are issued to those maps and data that meet examination requirements.

④ Survey consulting:

- Implementation of various experiment surveys.
- Construction of a plan and design of survey implementation and various survey work regulation.
- Implementation of the precise analysis of crustal deformation survey and various kinds of geographical investigations.

Japan Construction Training Center (JCTC)

The Japan Construction Training Center (JCTC) was founded in 1961 for the national training of construction engineers. It is a non-profit organization under the supervision of the Ministry of Land, Infrastructure and Transport (MLIT).

JCTC's main activities include the followings:

1. Administration of training courses for construction engineers,
2. Administration of national qualification examination for the certification

of technical licenses on behalf of the Ministry of Land, Infrastructure and Transport,

3. Training of foreign engineers through the Japan International Cooperation Agency (JICA) and the dispatch of Japanese construction trainees abroad,
4. Publication of technical books for construction engineers and a quarterly magazine,
5. Management of a vocational school of construction technology.

JCTC holds over 100 training courses a year, and over the past four years 17,275 trainees have taken courses in a variety of fields.

The national qualification examination, which certify technical licenses for management of work operations in engineering, plumbing or landscape gardening, have been held since 1969 under the Construction Business Act. There have been 936,030 people who have taken the exams over the past four years.

MLIT established the certification system for management engineers in order to secure the conditions of contract and implement construction appropriately in public works projects. JCTC has been involved with training those 293,693 engineers over the past four years.

Since 1989 JCTC has been accepting overseas participants through JICA. Recently four group training courses are held a year, and each course provides technical training for 6~9 weeks and has 8~10 participants from various countries. The courses include: "Seminar on the Development and Application of Construction Engineering," "Disaster Mitigation, Preparedness and Restoration of Infrastructure," "Environmental Conservation Measures in Construction Projects" and "Project Management and Evaluation for Civil Engineers in Public Works". In addition, JCTC has also conducted a workshop with the Massachusetts Institute of Technology (MIT) every two years since 1989. The workshop is part of the Continuing Education Program of the MIT School of Architecture and Planning. From its inception 207 Japanese engineers have attended the workshop to deepen their knowledge of urban planning.

JCTC also established a college in the suburbs of Sapporo city, Hokkaido, in August 1972 to provide the vocational education in construction technologies. The Sapporo College of Science and Technology offers courses in the fields of surveying, civil engineering and architectural engineering, and has graduated 502 students over the past four years.

Through the activities described above, JCTC strives to enhance and improve the abilities of construction engineers.

Japan Federation of Land and House Investigators' Associations (JFLHIA)

“Tochi Kaoku Chosashi” or “Land and house investigator” does survey and investigation on the publicly registered property on behalf of real estate registry office governed by the Ministry of Justice where the officer called “Tokikan” or “real estate registrar” keeps a registry book and modifies a cadastral map. Its duty is normally done through the agency of registry application to the authority for land’s or building’s owner, who is legally required to take the procedure in order to identify his/her own property against anyone by defining it with regulated items of the real estate.

Land-and-house investigator is a state qualification given to a private person, authorized by land-and-house investigator act. Its office has been run on both personal and legal-corporative basis since the amendment of the law, which permitted legal corporative office, was enforced in 2003, though the number of corporative offices does not reach to 100 yet. Its clients are not only the owners of private property, but also public sectors, local and national governments and other public bodies including the Ministry of Land, Infrastructure and Transport, and the Ministry of Justice, both of which have conducted public enterprises of modernizing public cadastral maps in cooperation with each other.

For the time of being, each of the Land and House Investigators' Associations has a special permission to operate a legal corporation for the

purpose of dealing with a good deal of jobs required for the procedures related to public undertakings such as modernizing cadastral maps.

1. Regional Organization

Land and House Investigators' Association (LHIA) had established in each of 50 regions all over Japan. It is a legal requirement for a qualified land-and-house investigator to join the Land and House Investigators Association of the region to commence his/her practice.

LHIA had established to make its member maintain the dignity and high business moral, since the business of land-and-house investigators is for public welfare. In order to contribute to the development and improvement of professional practices and to supervise the appropriate execution of business, it conducts an instructive guidance and promotes the mutual communication of the members.

2. National Organization

JFLHIA executes the following jobs.

- Instruction and communication support for each of the Land and House Investigators' Associations and its members.
- Registration of the members.
- Improvement of the Land and House Investigators System.
- Training of the members.

3. Activities

Land- and-house investigators have taken an active role all over the nation as specialists of the public register of land and buildings, which has been centered on cadastral system since the Land and House Investigators System was established in 1955. JFLHIA is going to promote "International Cadastral Symposium", which is supposed to be held as biennale circuit among 3 East-Asian countries (Japan, Korea and Taiwan), in memory of 56th anniversary for the foundation of the System in Kyoto, in November 2006.

So far, JFLHIA has participated as a non-member body in the FIG Conferences or Congresses as well as Working Weeks that were held all over the world. JFLHIA had an approval of membership of the JFS in July 2001, and is ready to conduct a full-scale study on map cadastre and real estate registration from international viewpoints, as a member of the JFS.

JFLHIA has proposed to the Ministry of Justice some measures to cope with online register application environments, i.e. reconstructing locale investigation report items and optimizing XML documentation of application information, its explanatory exhibits information such as plan of land parcel's metes and bounds etc. in order to deal with registration procedure more effectively and quickly.

JFLHIA also calls upon every LHIA member to establish a alternative dispute resolution center to mediate people conflicting concerning land boundary's site by making efficient use of professional knowledge and experience which land-and-house investigators have accumulated through more than 50 years' business practice in accordance with this decade's tendency of the judicial system reform.

4. Publication

JFLHIA has published monthly journal "Tochi Kaoku Chosashi" or "Land and House Investigator" to distribute to the members. The journal's articles' theme vary from geomatics, geoinformatics, GIS technology to fundamental instructions of Civil Law, from politician's policy talk concerning judicial system reform to member's hobby in order to improve professional practice and its members' mutual communication.

Japan Federation of Survey and Planning Associations (JSP)

The Japan Federation of Survey and Planning Associations (JSP) is a public-service corporation created by the former Ministry of Constructions, present Ministry of Infrastructure, Land and Transport (MLIT), in August 1961, for the purpose of: healthy advancement and improvement of the

survey and design industry, contributing to the promotion of land development and construction in the nation so as to benefit industrial growth, to assist administrative efforts and the welfare of citizens. Today, the JSP represents 47 prefecture associations, which are approved by the respective prefectural governors, comprising a total of 3,249 surveying companies nationwide. The JSP is the only industrial association that provides technical services in the field of survey, planning, and designing concerning the public work projects commissioned by the government at all levels, national, prefectural and municipal. JSP's consulting activities are offered through its head office responsible for the central government, the ten regional councils representing the regional blocks covering the entire country to address the broad based administrative issues that span multiple prefectures while the prefecture member associations working for the respective prefectural and municipal governments.

1. Membership Status

The JSP membership reflects the status of Japan economy. Mainly, the decrease in the membership is due to "voluntary withdrawal" as part of cost cutting forced by the budget cut in the public works by the national government, prefectures and municipalities, and intensified competition, other reasons including "going out of business" and "switching to other trades".

2. Recent Key Activities

The government policies of the past several years, centered on budget reduction measures in the public work projects and administrative guidance to realign the industry, have been very difficult for the construction and related industries. Additionally, tightening of the anti-trust law enforcement resulted in a fierce price competition coupled with reduction of projects awarded in volume terms casting dark shadows of financial difficulties on many firms

Under the circumstances, JSP's biggest challenge is to create new market for the industry. Fortunately, the government launched the "e-Japan

Initiative" in 2002 with a view to establishing a Cyber National Land. With spatial information as a core element, JSP, in association with 100 Members of Parliament, proposed the Electronic Demarcation Program to the government to clearly demarcate boundaries between public and private properties as they form a framework of the land information. The Urban Renewal District Basic Study Program was successfully funded for execution in three fiscal years starting from FY2004 with annual budget of approximately 10 Billion Yen per year. Since district boundaries to be obtained for areas designated as DID's or Densely Inhabited District (DID), are expected to serve as a spatial data infrastructure that can effectively conflate various maps, prepared by the previous administrations for specific purposes, eliminating inconsistencies among them, it is considered to continue the Study Program for a later FY2007 and extend it to include Urban Planning Area.

3. Other Activities (Execution years denote non-annual events.)

- (1) Survey of business status of all members
- (2) Training in digital mapping technology based on Geographic Information Standards, and CAD technology, etc.
- (3) Development of anti-trust law compliance programs and undertaking educational activities
- (4) Participating in "Construction and Related Engineering Service Industries Expansion Strategy Research Group" sponsored by the Ministry of Land, Infrastructure and Transport (MLIT), and publication of "Survey and Design Industry Expansion Strategy – Aiming for Survey and Design Industry Trusted by Regional Committees" (FY2003-FY2005)
- (5) Promoting stronger collaboration with other related organizations in the field of survey and planning (from FY2005.)

Japan Hydrographic Association (JHA)

The Japan Hydrographic Association (JHA) was founded in 1971 as an incorporated foundation to conduct its specific business in the fields of hydrography and oceanography, particularly in supporting the Hydrographic & Oceanographic Department (JHOD) of the Japan Coast Guard (JCG), a sole nautical charting authority of the Government of Japan. Since then, JHA has been providing miscellaneous users widely in Japan and overseas with a variety of marine data and information as well as various charts and maps indispensable and useful to marine activities.

In 1988, JHA was appointed as sole organization authorized by JCG to reproduce and distribute the Japanese official nautical charts and publications, including Electronic Navigational Charts (ENCs) produced by JCG. In addition to these official products, JHA has also been engaged in producing and distributing small craft guides and yachting charts, which have recently been authorized by the governmental maritime administration as to meet the carriage requirements for leisure boats and yachts.

Through its accumulated experience and expertise in the fields of hydrography and oceanography, JHA has been engaged in R & D, including development and improvement of equipment and instruments used for hydrographic surveying and oceanographic observation, as well as promotional activities for popularization and utilization of marine data and information.

During the past four years from 2002 to 2005, JHA was playing an important role in various fields related to hydrography and oceanography, and its recent major activities included, among others, the followings:

1. Development and inauguration of the new distribution system of Japanese official ENCs,
2. Inauguration of distribution of ENCs produced by foreign countries, including ENCs of the Malacca and Singapore Straits,
3. Reproduction and distribution of new English versions of Japanese nautical charts, called “JP Charts”,

4. A project for renewal and digitization of small craft guides and yachting charts,
5. Launching of the brand-new guide maps called the “Sea/Land Information Guide”, giving various information useful for leisure boating, fishing, shore walking as well as for accessing to shores and beaches by car,
6. R & D on computer software for delimitation and delineation of continental shelf areas, and
7. R & D on rip currents and promotional activities for prevention of shore accidents.

During these years, JHA had been conducting, in collaboration with JHOD/JCG and Japan International Cooperation Agency (JICA), two Group Training Courses for those participants from developing countries every year; i.e., the Group Training Course in Hydrographic Survey (an internationally accredited Category B course with a duration of seven months) and in Oceanographic and Data Processing (a duration of four months). In 2006 these two training courses were integrated and merged into one course, the Group Training Course in Information Management for Maritime Activity and Disaster Prevention (the international accredited Category B Course for Hydrographic Surveying).

In addition to the above-mentioned training course which is solely for the participants from foreign countries, JHA has also been conducting the training courses in hydrographic surveying and in coastal oceanography every year only for Japanese participants. In connection with these training courses, qualifying examinations for hydrographic survey techniques have also been conducted with the aim to enhance the quality of private hydrographic survey expertise. The examinations are composed of 4 categories for the 1st and 2nd Grades of the Coastal Surveying and Harbour Surveying, respectively.

The Marine Information Research Center (MIRC), which is also part of the JHA functions, has been engaged in R & D on a variety of marine data and information since its establishment in 1997. MIRC is providing users with marine data products in various forms in response to their requests.

Popularization of marine and oceanographic knowledge and information through lectures and seminars is also one of the important activities of MIRC.

MIRC has been actively participating in various international projects and programmes related to oceanographic data management, particularly in collection of marine data, data quality control and other data management issues.

Japan Map Center (JMC)

Japan Map Center (JMC) was founded in 1972 with the aim to promote the use of maps and to contribute to the development of the technologies on maps through gathering the information of domestic and foreign maps, providing information services on maps, publishing maps, conducting research on maps, and so on.

The recent activities of JMC include the followings.

1. Assisting the Geographical Survey Institute (GSI) and the Japan International Cooperation Agency (JICA), JMC operated two Group Training Courses on surveying and mapping for those participants from developing countries every year.
2. JMC started to conduct the Examination on Map Ability in 2004. It is open to the general public several times a year. JMC awarded about four hundred examinees with certificates on map ability so far.
3. In every summer, JMC provided lectures on maps to children and their parents. Lectures to adult people are also provided every year.
4. JMC provided lectures and practices on GIS to high school teachers several times a year.
5. GSI and related public organizations conducted the Map Exhibition every year. It attracted many people in the area. JMC acted as secretariat of the organizing committee of the Exhibition.

Japanese Association of Real Estate Appraisal (JAREA)

Japanese Association of Real Estate Appraisal (JAREA) was founded in 1995 and has the membership of licensed real estate appraisal.

JAREA has the following objectives.

1. To maintain the dignity of both licensed and assistant licensed real estate appraisers and to improve their status.
2. To constantly strive for the progress and improvement of real estate appraisal works.
3. To contribute to the development of the real estate appraisal system, and to sustain the formulation of appropriate pricing of land and so on.

Activities of JAREA

1. General consultants for real estate appraisal.
2. To study and research on the theory of real estate appraisal for the consolidation of real estate appraisal systems.
3. To investigate the actual conditions of real estate, and to collect and collate the domestic and foreign reference literatures and materials.
4. To conduct study meetings for the progress and improvement of member's administrative works and to publish the results of study and research.
5. To intercourse with real estate appraisal organizations abroad and to participate in international conventions.
6. To review and study land prices abroad.
7. To direct the nurturing of assistant licensed real estate appraisers, as the only government approve and certified practical administrative body.
8. Land price surveys conducted by appointment of the central government and regional public bodies.
9. Other necessary activities for achieving the principal objectives of the Association.

The Major works commissioned by central government and regional public bodies.

1. Publication of land prices: land price surveys of the representative lands commissioned by the central government based upon the National Land Use Planning Act.
2. Land price surveys: land price surveys of the representative lands commissioned by prefecture government based upon the National Land Use Planning Act.
3. Detailed research of specific monitored areas: Designation of monitored areas in accordance with the National Land Use planning Act and continuing or discontinuing of such designation, or research of land price fluctuation for decreases in monitored areas.
4. Inheritance tax appraisals: Appraisals of the representative lands designated for inheritance taxation by the National Tax Administration Agency.
5. Appraisals for property taxes: Appraisals of the representative lands designated for property taxation by cities, towns and villages.

The recent activities are as follows.

1. JAREA executed the investigation of land and housing prices as well as office and house rental fees in 32 metropolitan areas in the world since 1995. The results of the investigation were announced to the public as reference data.
2. 23rd Regional Conference of the Real Estate Appraisers for Pan-Pacific is held in San Francisco, U.S.A. September 16 ~ 19, 2006. 4 members from the Association attended to this conference as speakers.

JAREA translated the following references.

1. European valuation Practice — Theory and Techniques — published by P&FNSPON Co.
2. International Valuation standards commissioned by International Valuation standards Committee.
3. Approved European Property Valuation Standards commissioned by the European Group of Valuer's Associations.

Mapping Enterprises Association Japan (JMA)

Mapping Enterprises Association Japan (JMA) was founded in 1975 with the aim to promote the sound development of the mapping industry. It comprises 36 mapping enterprises at the beginning of 2006. The recent activities of JMA include the followings.

1. Training courses were provided to the employees of the mapping enterprises and other interested people.
2. Seminars were provided to the executives of the mapping enterprises.
3. The magazine of JMA was published quarterly.

Survey Education Center (SEC)

Survey Education Center (SEC) as the juridical foundation is carrying out continuously the compilation of textbooks and preparation of teaching materials for students in surveying colleges since 1986. Teachers picked out such colleges are trained to set a new technology by the Center in suitably. Moreover, personal counterpart from abroad can get some training as an individual course. National and private colleges have 2 and 18 places, respectively. The total number of students amounts to about 2,000.

CONTACT to JFS

Masao ISHIIHARA

Secretary General

Japan Federation of Surveyors

Koishikawa 1-3-4, Bunkyo-ku, Tokyo. 112-0002, JAPAN

E-mail: ishihara-m@geo.or.jp