



**Creating fundamental information for national and city planning,  
protecting people's property of land and buildings,  
and securing people's rights to property**



### **Land and House Investigator Services for the advanced information society**

In an age of transition to the advanced information society, digitizing real estate descriptive registration information is vitally important as fundamental information in national and city planning for one of the world's leading IT nations.

The land and house investigator is an expert in the investigation and surveying of real estate, which is a vital asset to citizens. Through our professional services, we pursue technological and institutional improvement, strengthen cooperation with central and regional governments as well as local community, and endeavor to develop this vital fundamental information into data that is suitable for the advanced information society.



### **Establishing professional ethics for an ex-post-facto-verification society**

Today's society, which is known as an advanced information society, is also an autonomous and ex-post-facto-verification society that emphasizes compliance - strict observance of laws and regulations - in every field.

In order to pursue our professional duty and maintain informational accuracy in real estate descriptive registration, we land and house investigators are working to clarify our professional ethics and to establish professional consciousness alongside our awareness as good citizens. This enables us to properly carry out our functions of participating as qualified specialists in the newly systematized resolution procedures for land boundary disputes.

### **Creation of real estate descriptive registration information for cadastral information**

In order to develop real estate descriptive registration information into information that is truly suitable for an IT society, it is important for information to have new functions that will enhance its quality and the speed of its dissemination in the economic area, as is shown by new financial transaction forms such as J-REITs.

In addition, efficiency improvements are being realized in registration affairs through the promotion of digitization of registration records and cadastral maps under the management of local registry offices, and these serve as information sources for land and building tax rolls. Consequently, the descriptive registration obligation prescribed in the Real Estate Registration Law will be strengthened, and registration information will be recognized as "worldwide standard cadastral information."

Meanwhile, services by land and house investigators, which each day provide the cadastral information that results in the accurate factual information that is so indispensable to real estate transactions, will also become increasingly important from the viewpoint of the fairness of taxes.



## **A**dvancement of real estate descriptive registration professionals

### Meeting today's demands in land and building descriptive registration applications

In order to truly ensure the security and the stability of rights and status during inheritance and real estate transactions, which are major events in people's lives, ensuring the appropriateness of descriptive registration based on accurate investigation and surveying of the real estate that is the object of these rights is indispensable.

In addition, for appropriate asset management and to secure trouble-free land use in promoting housing land development by firms, public work projects, etc., it is important for the registration record to accurately reflect the present status of land and buildings.

Land and house investigators, as the only experts qualified to serve as proxies in making descriptive registration applications, have been accumulating a track record for over a half century.

Building on this experience, we are striving to achieve services that are capable of verifying the relations of rights and investigating and surveying the physical status of real estate in response to the diversified and materialized types of disputes in modern society.

**Clarifying people's rights and contributing to administrative and financial policymaking.**



### Establishment of online registration application system for further enhancement of descriptive registration system

Revisions of the Real Estate Registration Law in recent years has made it possible to apply online for registration. Through the adoption of online registration, registration administration services are expected to be further improved in that registration application is possible at distant local registry offices and certificates of registered items are available promptly.

Japan Federation of Land and House Investigators' Associations (JFLHIA) operates a specified certification authority in accordance with the Act on Electronic Signatures and Certification Business in order to electronically certify that the land and house investigator who is serving as a proxy in a registration application is a government-certified professional.

In addition, aiming at improving the investigation and surveying work by members, the JFLHIA is accumulating research so that its products can be reflected in the "Real Estate Investigation Report" that is provided to the local registry office as attached information. The JFLHIA is making other various efforts to facilitate the making of online registration applications and to achieve penetration to a broad spectrum of users and in so doing create a business environment that facilitates administrative and financial reforms.

### Real Estate Investigation Report prepared by land and house investigators

The "Real Estate Investigation Report," which is attached by the land and house investigator in making registration application as a proxy, is a report that summarizes real estate investigation and surveying results concerning ownership, location, physical shape, and the like, according to the practice of real estate registration. The Report is prescribed in Article 93 of the Real Estate Registration Regulations and has a public character. The Report is submitted upon the registration application to the registrar who holds the rights of examination of real estate status, and, with an aim of the efficient functioning of the registration application system, it is positioned as important information in determining whether or not an on-site investigation by registrars is necessary.

The public certification attribute of this report is expected to be enhanced as a track record is built, and considering the Act on the Protection of Personal Information, the report will be considered as important and authoritative documentary evidence for the specification of real estate in making registration applications and other affairs.

### Renewal of metes-and-bounds plans and building location plan preparations

Metes-and-bounds plans and building location plans are important cadastral information that clarify real estate information as objects of rights that change on a daily basis. The digitized information in these plans enables the acquisition of land and building information together, and thus it becomes easy to grasp changes in real estate status.

In addition, in recent years, with the advance of geospatial information technology, publicly-issued information on land and buildings has begun to function as basic information for various social measures. The roles of information of metes-and-bounds plans and building location plans prepared by land and house investigators - qualified specialists - can be said to be increasing.





## ***Improving investigation and surveying technologies***

### **Development of new procedures for map-improvement work with emphasis on the presence of parties concerned**

Swiftly and accurately grasping social change in relation to real estate transactions and land use is one aspect of the original function of cadastre-improvement work in developed countries, and accurate digital maps are indispensable as tools for this purpose. In Japan's case, however, these tools are not always available, and therefore in order to overcome this situation, the Ministry of Justice, Ministry of Land, Infrastructure, Transport and Tourism, and other organizations have in recent years been promoting a "cadastre-improvement project with vitality from the private-sector and collaboration between ministries."

Land and house investigators are participating in this project as experts in services of confirming boundaries with the presence of parties concerned requested, and these services require a great deal of experience and intensive specialized knowledge, the shortage of which is the greatest obstacle to the progress of map-and-cadastre-improvement work.

In addition, developments in satellite positioning technology are having an impact in areas where boundary retracement is difficult with conventional surveying technology and instruments. Various departments of JFLHIA including the research lab, the technology center, and the data center are working in cooperation toward research and development of new surveying technology.

**Fulfilling our role day by day  
Of providing accurate cadastral maps  
and establishing a foundation for desirable national planning**



### **Effective development of real estate investigation and surveying information through leading-edge technology**

Article 77 of the Real Estate Registration Regulations makes a principle of inscribing the coordinate values of boundary points derived from the results of surveying based on the triangulation points of public control points in preparing metes-and-bounds plans and other plans that will be attached to the registration application form. In principle, the information in metes-and-bounds plans is expressed using the world geodetic system because this is expected to promote the improvement of cadastral maps under the management of local registry offices and their use as basic information for geospatial information. Not only can metes-and-bounds plans prepared by land and house investigators specify individual properties and be reflected in cadastral maps under the management of local registry offices and registration records, but they can also fulfill the requirements for electronic mapping and be recognized as part of the mapping project.



## Land and House Investigators contribute to the enhancement of alternative dispute resolution procedures concerning property boundary by operating "ADR Centers"

### What is ADR—the out-of-court dispute resolution procedure?

ADR is the acronym for Alternative Dispute Resolution, a flexible and speedy out-of-court dispute resolution procedure in which civil troubles are mediated and reconciled by specialists on related matters, upon the request of the parties.



## Land and house investigators are participating in the smooth operation of the "Registered Parcel Boundary Specification System" maintained by the Legal Affairs Bureau

### What are registered parcel boundaries?

There are two kinds of parcel boundaries in Japan - the "registered parcel boundary" and the "parcel boundary." The "registered parcel boundary" is a line of delimitation - boundary between registered parcels - that is defined at the time of land registration, and cannot be changed by agreement between land owners. On the other hand, "parcel boundary" is a commonly used term that is often used in the sense of a property boundary or occupancy boundary, and does not always correspond to a "registered parcel boundary."

### What is the "Boundary Problem Consultation Center"?

Disputes over land boundaries tend to be rather emotional since they arise between neighbors. Undetermined boundaries become obstacles to land use, land transactions, urban renewal, land acquisition by government, etc.

The "Boundary Problem Consultation Center," which is operated by the Land and House Investigator Association, supports dispute resolution under the cooperation of land and house investigators (specialists of land boundaries) and attorneys (specialists of law). We seek mutually acceptable and flexible settlements without the constraints of laws and rules, and offer people-friendly dispute resolution procedures that can be carried forward with greater ease and speed than in the courts.

### Accredited "Certification Authority" under ADR Act and the ADR-certified land and house investigator

The "Boundary Problem Consultation Center" was established with the aim of becoming an ADR authority accredited as conforming to the criteria of the "Act on Promotion of Use of Alternative Dispute Resolution" (ADR Act). The "ADR-certified land and house investigator," who is certified by the Minister of Justice as having qualifications to engage in proxy services for civil dispute resolution procedures, takes charge of boundary dispute resolution in the ADR authority designated by the Minister of Justice.

### What is the registered parcel boundary specification system?

The registered parcel boundary specification system is an administrative system for specifying the boundaries of each registered parcel of land - registered parcel boundary - in order to contribute to resolving disputes over registered parcel boundaries by swiftly and accurately specifying the registered parcel boundaries of the land. When registered landowners and others make applications, the parcel boundary registrar in the Legal Affairs Bureau provides an opportunity for applicants to submit their opinions and documents. Then, the parcel boundary registrar investigates applicants' claims based on the opinions from parcel boundary investigators - outside experts such as land and house investigators and attorneys - and identifies the on-site position of the registered parcel boundaries that were adjudicated at the time of registration.

### Characteristics of the registered parcel boundary specification system

Compared to demarcation lawsuits that have been carried out in the courts, the registered parcel boundary specification system is user-friendly in terms of time and cost. Rather than for determining the area of land rights or for demarcating new parcel boundaries, the system is for identification of the positions of existing parcel boundaries by the parcel boundary registrars. The applicant must be the person who is registered as the owner of the land or his/her inheritor.



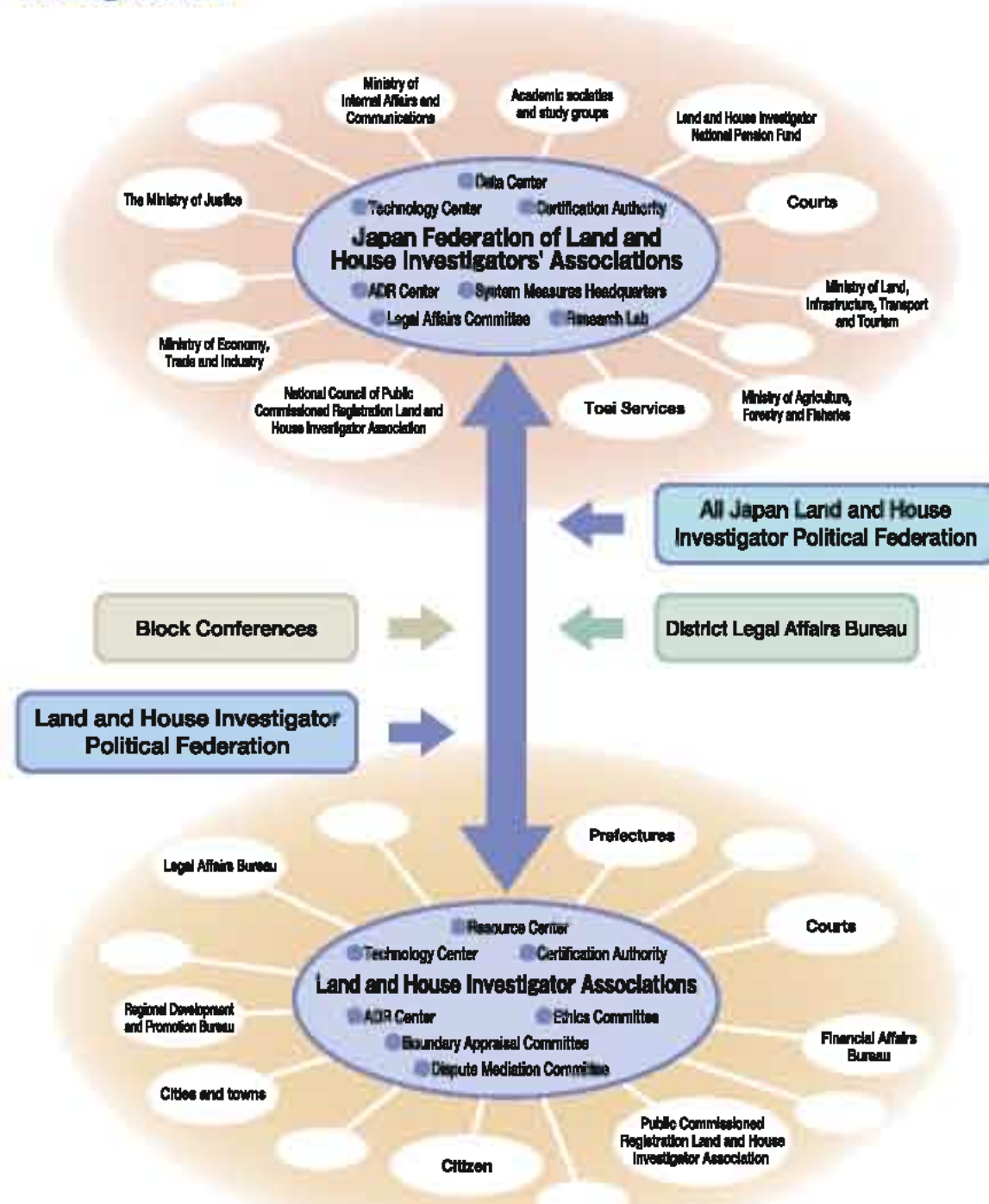
## Profile of Japan Federation of Land and House Investigators' Associations

**The role of JFLHIA** The role of Japan Federation of Land and House Investigators' Associations is to carry out the administrative work of providing operational guidance and of maintaining contact with each Land and House Investigator Association and its individual members in order to uphold the dignity of land and house investigators and to promote the improvement of their services, and also to carry out administrative work relating to the registration of investigators.

**Approval date of foundation** November 13, 1950

**Ministry in charge** The Ministry of Justice

### Working Network



## 5th International Cadastral Symposium / Land and House Investigators National Convention in Kyoto

Japan Federation of Land and House Investigators' Associations hosted "the 5th International Cadastral Symposium / Land and House Investigators National Convention in Kyoto" as a Special Memorial Event in fiscal 2006 from November 13th (Mon.) to November 14th (Tue.) 2006 at the Kyoto International Convention Center. Under the theme of "Cadastral, Maps and Boundaries," the importance of the "cadastral system and description registration system" was stressed to the public through research presentations and panel discussions with the participation of Japanese agencies and organizations concerned with maps and cadastre, South Korean and Taiwanese governments and related organizations, academic societies, scholars, practitioners, etc.



### Kyoto Cadastre Declaration

In order to contribute to the clarification of "cadastre" which specifies "outline, physical shape, and extent of land" - an irreplaceable common property of all things - and thereby to protect people's daily life and property and furthermore to contribute to establishing a basis for administrative and financial policies and measures promoting national and city planning will require persistent efforts by each and every one of us.

Today, here in Kyoto, researchers and practitioners from home and abroad have assembled to verify the current status and problems regarding the cadastre of Japan from a global perspective and have made a start on an outline of the system demanded by the new era.

Taking the opportunity of this convention, we have determined the following action guidelines for the enhancement and development of cadastral systems in Japan and the world.

- (1) Educate a broad spectrum of people with regard to the importance of cadastre, maps, and boundaries, and contribute to making improvements thereto.
- (2) Deepen our technical and academic studies for establishing a cadastral system that corresponds to an advanced information society and digitalized society, contributes to developing infrastructure for administrative and financial policies and measures by national and local governments, and serves to increase the convenience for the people.
- (3) Prevent disputes over land boundaries and provide means for swift and appropriate resolution in case of disputes so as to ensure a secure and spiritually rich life.
- (4) Propose the establishment of an organization for academic and interdisciplinary research on the cadastre and of a systematic educational system for people involved in the cadastre, and make efforts toward realization thereof.
- (5) Cooperate with researchers, practitioners, users as well as all the relevant organizations working on the clarification of the cadastre, maintain close exchange of information, and intensify our efforts toward collaborative research on issues and utilization and realization of the results.

Aiming at the realization of "cadastres, maps and boundaries for tomorrow" spreading beyond local and national boundaries, we hereby issue this proclamation

November 14, 2006

5th International Cadastral Symposium/ Land and House Investigators National Convention in Kyoto

We, as "land-intellectuals," are establishing registration and mapping services appropriate for an advanced information society.