

Japan Compensation Consultant Association

Celebrates **30th** *Year Anniversary*



President Dai (right) receives recognition from the Minister of LIT.

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On November 29, 2007, the Japan Compensation Consultant Association (JCCA) celebrated its 30th Anniversary. To acknowledge this important milestone, the anniversary celebration was held in the presence of the Minister, the relevant Directors of the Bureau and many others from the Ministry of Land Infrastructure and Transport (LIT). The foundation was chartered by the Minister of Construction (the present Minister of Land Infrastructure and Transport) on July 11, 1977.

On behalf of the JCCA, President Dai explained the evolution of their foundation and stated that, "While the existing compensation work market is in a serious condition, our membership represents approximately 90 percent of the market share. That was the result of our endeavor to improve skills and capabilities through many years. Although we are experiencing the worst reality of the industry, the JCCA should establish firm social trustworthiness and appreciation by training experts well versed in the whole of compensation matters and make our organization more active by restructuring each of our committees."



President Dai summarizes the JCCA's efforts in advancing compensation consultant work.

Advancing Compensation Consulting Work

On behalf of the guests, Mr. Fuyushiba, the Minister of LIT delivered a congratulatory address:

"Since its foundation, JCCA has developed training sessions on various compensation matters, such as the Qualified Specialist of Compensation Licensing System and many others. Ours is the only nonprofit organization on compensation consultation work and has made enormous contributions to the smooth and appropriate acquisition of land for public use, along with our partners in these projects. Japan is currently facing historic turning points, including severe global environmental issues, rapid globalization of our economy, an aging society and actual decline in our population. Under these social and economic circumstances, it is only possible to provide and facilitate infrastructures to our society emphatically and smoothly with the adequate acquisition for public land. The fast and timely projects in the acquisition for public land are essential for showing the effect of investments to

A Timeline: 30 Years of JCCA

each project. Meanwhile, land owners with valuable properties have the right to demand just and fair compensation for their losses.”

For this reason, along with carrying out “the smooth streamlining of land acquisition” and a “guarantee for just compensation for public land” as the main policies of land for public use in future, the Ministry of LIT strives for the acquisition of land for public use and to fulfill public projects promptly and appropriately. For practicing an appropriate acquisition for land for public use with following the new task, it is essential that the members of JCCA act as the experts in matters of compensation for land for public use. The Ministry of LIT firmly expects the JCCA and its members to be the driving force behind the infrastructure business.

Furthermore, the Minister of LIT recognized the JCCA for its contribution to promoting the smooth infrastructure and improvement in the status of the industry by promoting compensation consultation's work through many years.

Director-General of Land and Water Bureau recognized the eight headquarter directors for their contributions to promoting the compensation industry and the betterment of our social status. The President of the JCCA also awarded seven directors and 62 members with commendations for their contributions to the development of JCCA and the latter group for making contributions to the spread of compensation consultation work by dedicating themselves as the instructors on compensation courses as part of human resources at vocational schools.



Mr. Fuyushiba, the Minister of Land, Infrastructure and Transport, delivers a congratulatory address.

1970s	July 1977 <ul style="list-style-type: none">JCCA chartered as a public-service corporation by the Minister of ConstructionInauguration held on July 11, 1977 December 1978 <ul style="list-style-type: none">Under revisions to the Ministry of Construction's Conditions for the Selection of Designated Traders, beginning 1979, the "Compensation Consultant" is recognized as a separate category of business
1980s	May 1980 <ul style="list-style-type: none">"JCCA Ethical Platform" is carried at the General Meeting January 1981 <ul style="list-style-type: none">First study group dispatched to observe loss compensation system overseas (France, West Germany, Italy) June 1984 <ul style="list-style-type: none">Commencement of Specialist Training system September 1987 <ul style="list-style-type: none">Preparation of "The Vision of Compensation Consultant"
1990s	March 1991 <ul style="list-style-type: none">Enactment of regulations for implementation of training and licensing examinations for Qualified Specialist of Compensation November 1994 <ul style="list-style-type: none">Recognition of inclusion of compensation work manager (Qualified Specialist of Compensation) in qualifications entered on the "Application for screening of qualification to participate in open bidding (selective bidding)"Points distribution ranked equally with holders of state-awarded qualifications in the "Calculation of overall points to determine a contractor's qualifications" March 1995 <ul style="list-style-type: none">A vision statement is created for improving the system of smooth acquisition for land for public use; focus on advancing smooth acquisition for land for public use by the public and private sector working together January 1996 <ul style="list-style-type: none">Implemented a comprehensive survey on compensation consultant work February 1996 <ul style="list-style-type: none">Produced plans to attract talented compensation personnel April 1997 <ul style="list-style-type: none">Launched compensation courses at 11 vocational schools August 1997 <ul style="list-style-type: none">Established English-language title for compensation work - Qualified Specialist of Compensation (QSC)
2000s	November 2001 <ul style="list-style-type: none">Enacted regulations concerning the QSC badgeIssued the QSC badges to qualified professionalsConcluded the memorandum with the Korea Association of Property Appraisers (KAPA) for international exchange July 2002 <ul style="list-style-type: none">Gained International Affiliate Membership of the IRWA September 2002 <ul style="list-style-type: none">Held the first Japan/Republic of Korea joint seminar with KAPA in Seoul, South Korea February 2004 <ul style="list-style-type: none">Completed the report of research study on "Expanding Compensation Consultation Work Province" April 2006 <ul style="list-style-type: none">Completed full revision of the committee regulations January 2007 <ul style="list-style-type: none">Setting up of the committee for making more use of Qualified Specialist of CompensationPartial revision of the branch regulationsPartial revision of the membership fee and admission fee regulationsEnactment of regulations for setting up and operating the prefectures meeting



A traditional Japanese performance added to this milestone celebration.

Contribution to Social Welfare

The Compensation Consultation industry's mission and enthusiasm for the administration on land for public project in future was promoted in newspapers. Additionally, the following talks were made public through the newspaper about the commemorative ceremony.

President Dai mentioned zealously that the JCCA had contributed to social welfare through improving compensation consultation work and developing the qualifications of members who are engaged in it. Then, with the aim of supporting just compensation, he also mentioned the JCCA was searching for an undertaking expansion that promote human resources who had expert knowledge of an overall ability with making good use of experience or technical know-how built up over many years.

The Director of Public Use Land Office of Land and Water Bureau of the Ministry of LIT stated that compensation consultation work would occupy an important position in the administration of land for public projects as they advance their purpose in the future.

The JCCA was proud to share this milestone event and presenting congratulatory messages sent from the President of KAPA (Korea Association of Property Appraisers) and the IRWA President, Jim Struble, SR/WA.

IRWA Honors the JCCA

In honor of the affiliate relationships between IRWA and the JCCA, IRWA President Jim Struble, SR/WA, stated the following in his congratulatory message:

“While the specific techniques, laws and governmental regulations differ from Japan to those in the United States and Canada, JCCA and IRWA share a common purpose and mission in our desire to improve the quality of the education and training of those engaged in the right of way or compensation consultant process. Both organizations strive to encourage our members to commit to continuing study within the profession and to foster within the general public an understanding of the complex and often conflicting values that must be resolved when public needs clash with private property rights.

The JCCA is to be commended for its extensive reference books and videos that provides its members with important tools to promote the compensation consultant business in an effective and professional manner, while improving their skills and expanding their knowledge of this complex and ever-changing field. The JCCA and the IRWA both investigate and research the 'best practices' within our profession and promote those practices through our publications, meetings and educational offerings. IRWA has been pleased to welcome the JCCA to our Annual Education Conference for the past eleven years. We value the formal affiliate relationship that we have forged, as it facilitates the exchange of information between our two organizations.” ●

In June 2007, representatives from the JCCA attended the IRWA International Education Conference in Sacramento, California.

