



DIGITAL TRANSFORMATION FOR RESPONSIBLE LAND ADMINISTRATION

FIG Commission 7 & 2 Annual Meeting 2023

2-4 October 2023, Deventer



Cadastral (re)survey and human resource supply in Japan

Masaru KAIDZU

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After Meiji revolution (1868), Japanese private land was surveyed for taxation purpose (Chiso-Kaisei (1874-1880)) => with old technology

Japanese Cadastral (re)Survey started in Year 1951
At the end of FY2022, 52% of target area have been surveyed

To promote survey, Government bear half of the cost
Prefectural government bear quarter of the cost

Municipalities can carry out survey with preparing only quarter of the cost

Relatively easy areas were surveyed already, and progress is not quite rapid now

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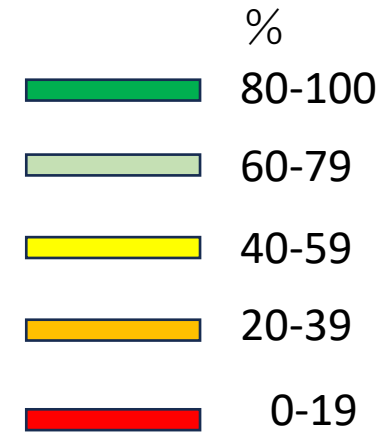
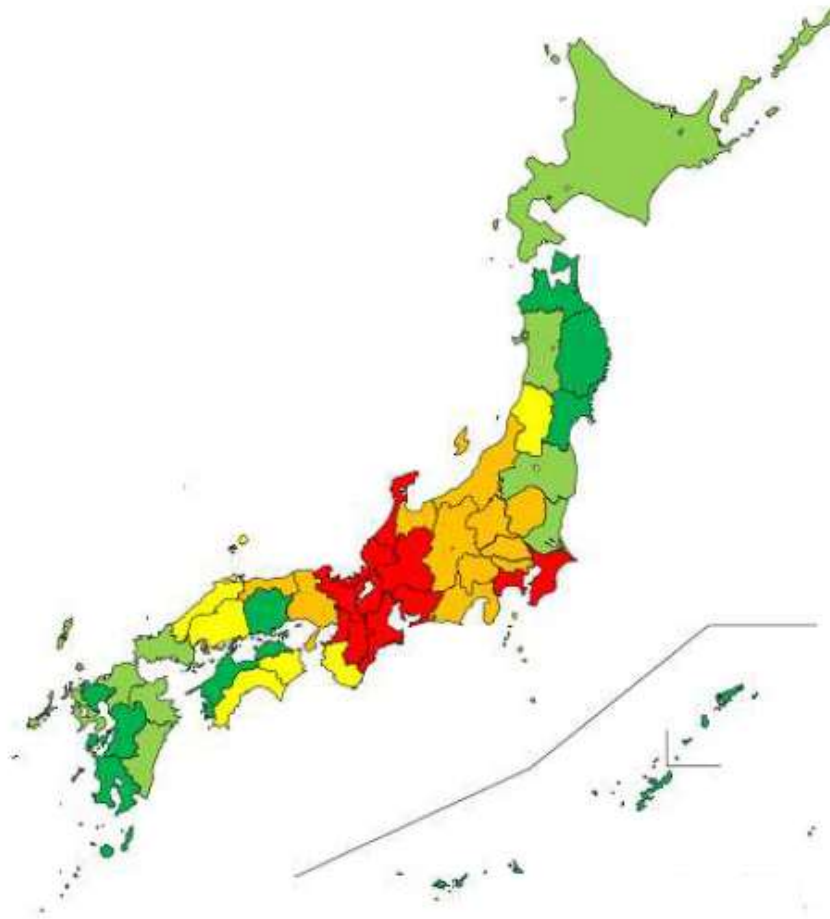


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Progress of Cadastral Survey as of end of FY2022
(52% of all target area) (after MLIT web site)

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Survey necessary for daily transaction is taken care of by Land and Building Investigators

Surveying for Cadastral survey based on National Land Survey Act is done by Survey company

According to Survey Act, Survey companies must be registered by Ministry of Land Infrastructure Transport and Tourism

Each office of survey companies or their branches must have at least one licensed surveyor (part time employee cannot be counted)

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Here, we will concentrate on
surveyors in survey companies

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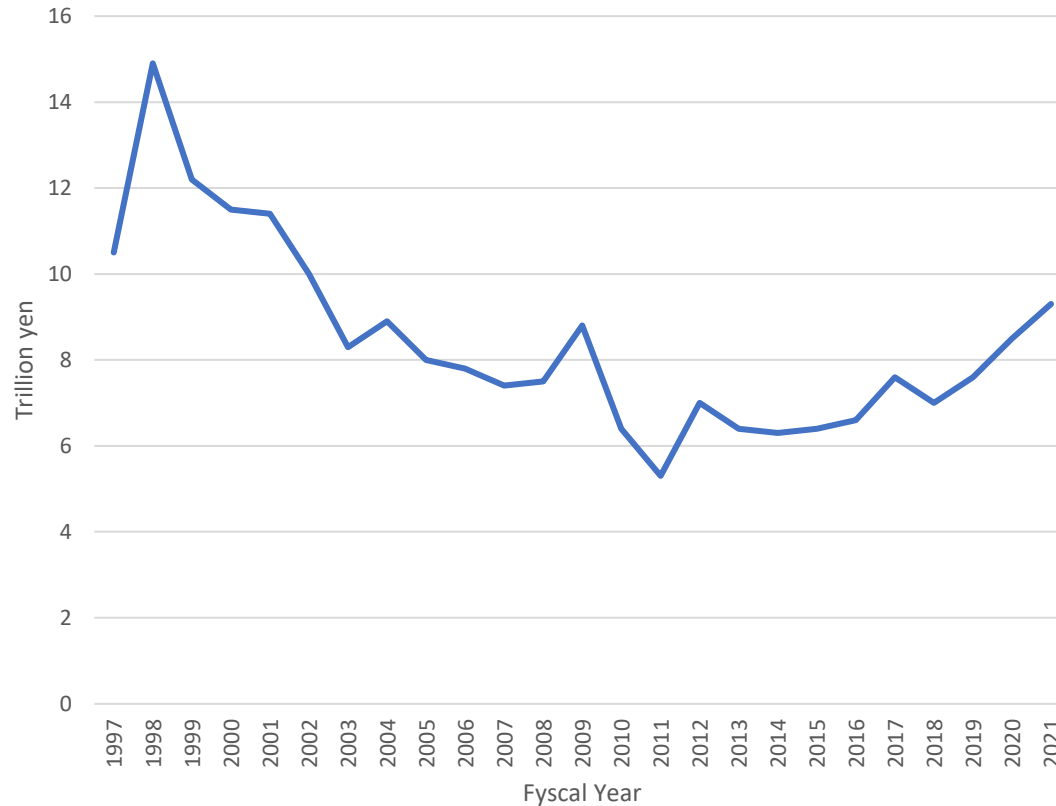


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National Budget for Public Works



Since 1998 till 2011, budget for Public works kept decreasing

After that, the budget recovered slightly (2021 shows Government proposal)

(graph is based on report of Ministry of Land, Infrastructure, Transport and Tourism(2020))

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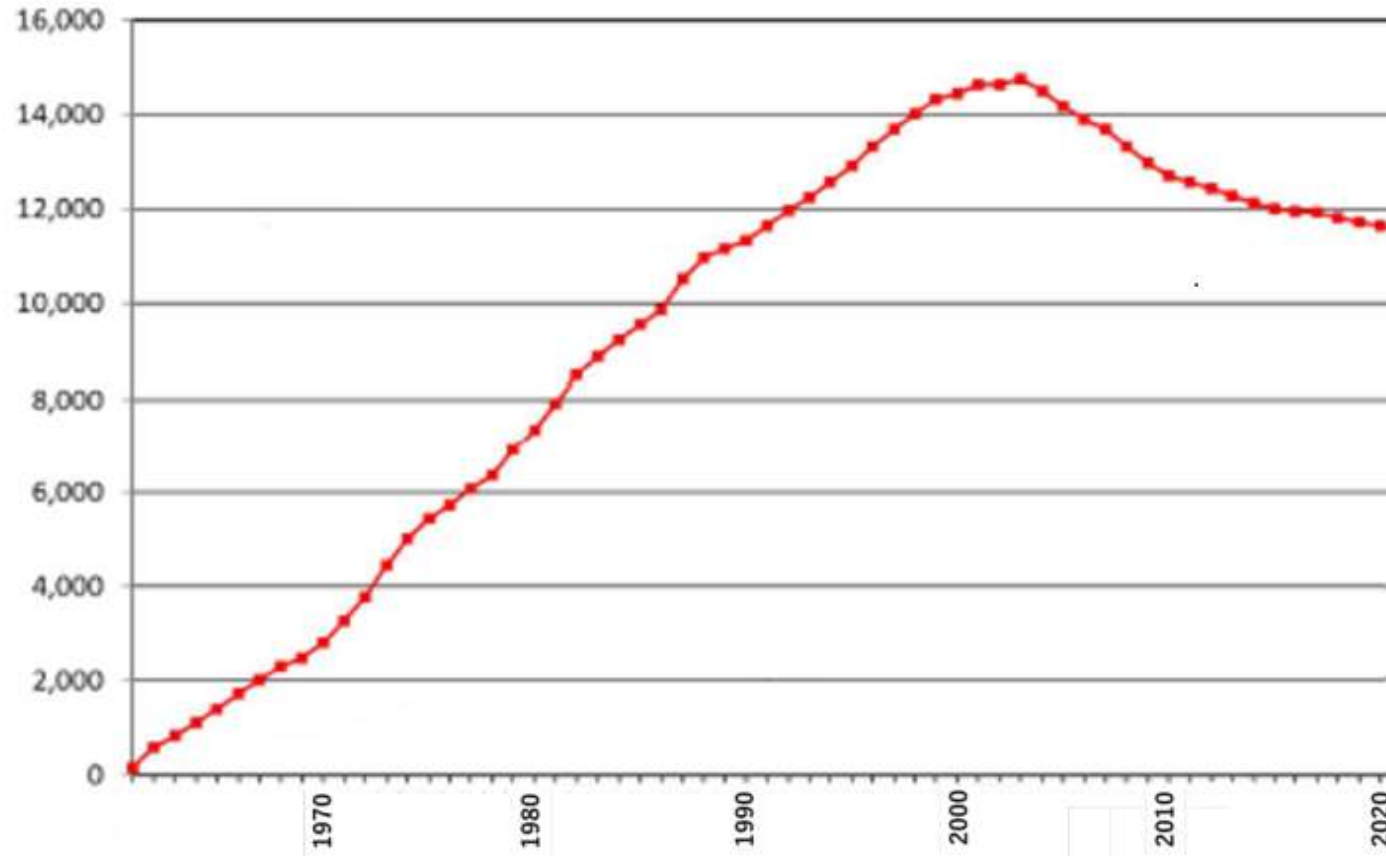




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Number of registered Survey Companies

After MLIT(2023)

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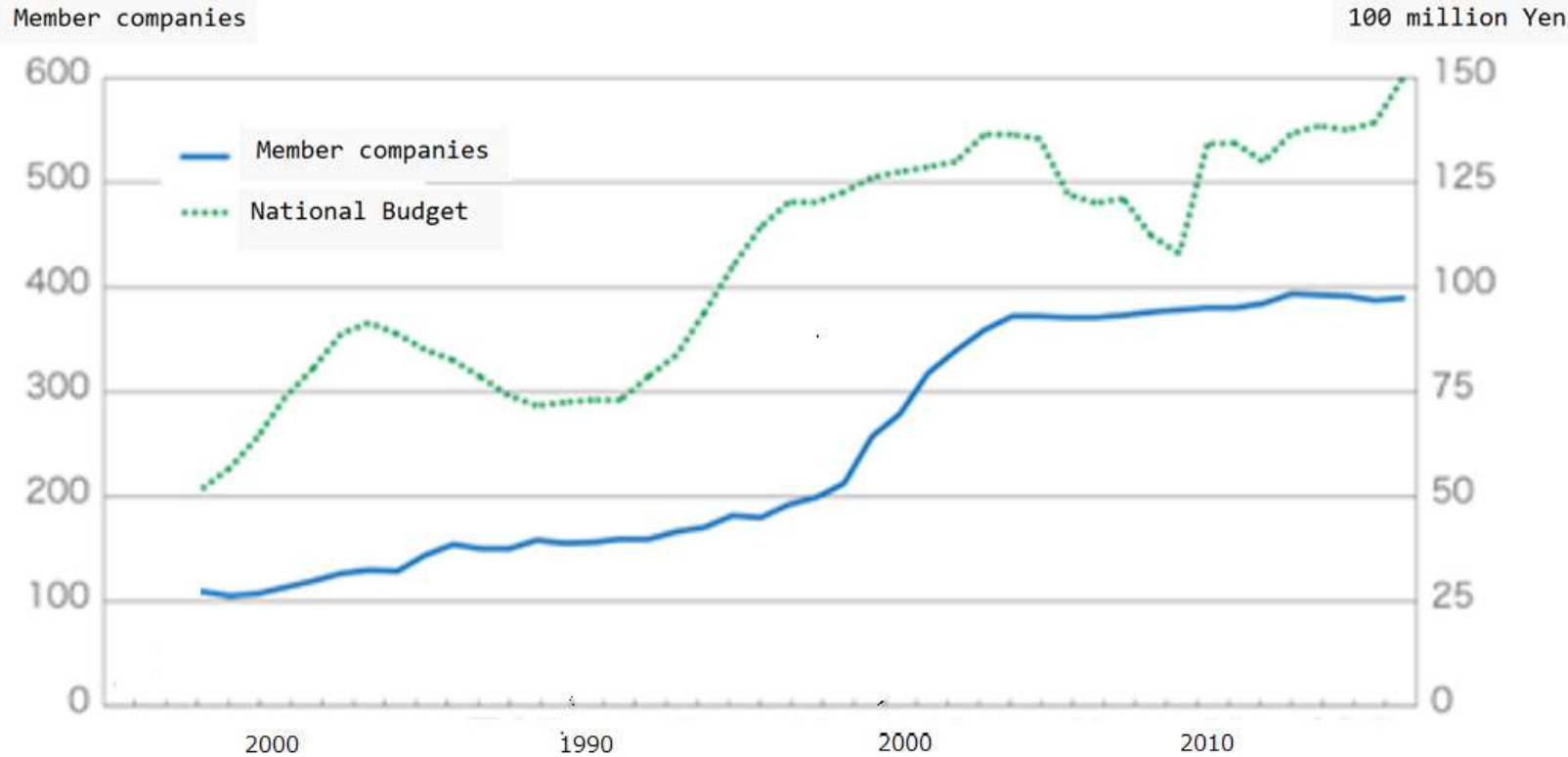


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National budget for Cadastral survey and Number of JLSA members

After Japan Land Survey Association

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Number of companies doing field survey and related job for cadastral survey is stable

As far as municipalities and local communities accept carrying out cadastral survey,
Companies are ready to go.

Companies often face a problem of human resources

Leader of survey team must be a licensed surveyors
-> Number of licensed surveyors in a company matters

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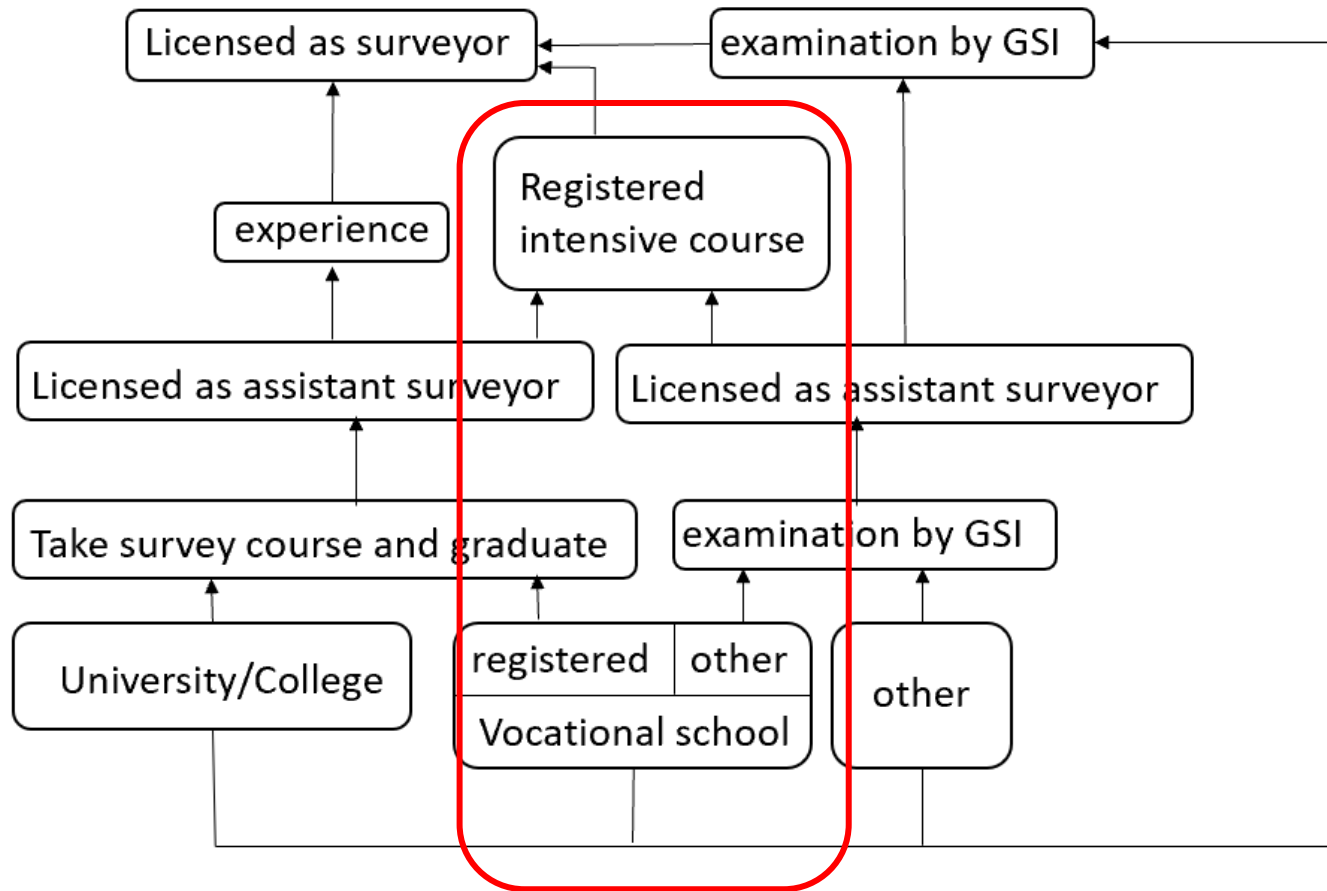


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Way to become a licensed surveyor

Vocational schools play a role of supplier of Licensed Surveyors together with universities and colleges

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After licensed, surveyors must keep updated

⇒ Continuing Professional Development (CPD) program

⇒ Additional certificates

⇒ Those should be recognised by project owners

⇒ Systematically Unified CPD programs

⇒ Each program is provided by societies or foundations who are neutral from companies

Such system will help project owners rely on the survey result

It will give incentive for education of surveyors through advantage in conditioned tender

In many cases, surveyors who get additional certificate will be awarded by company

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Let us go back to licensed surveyors

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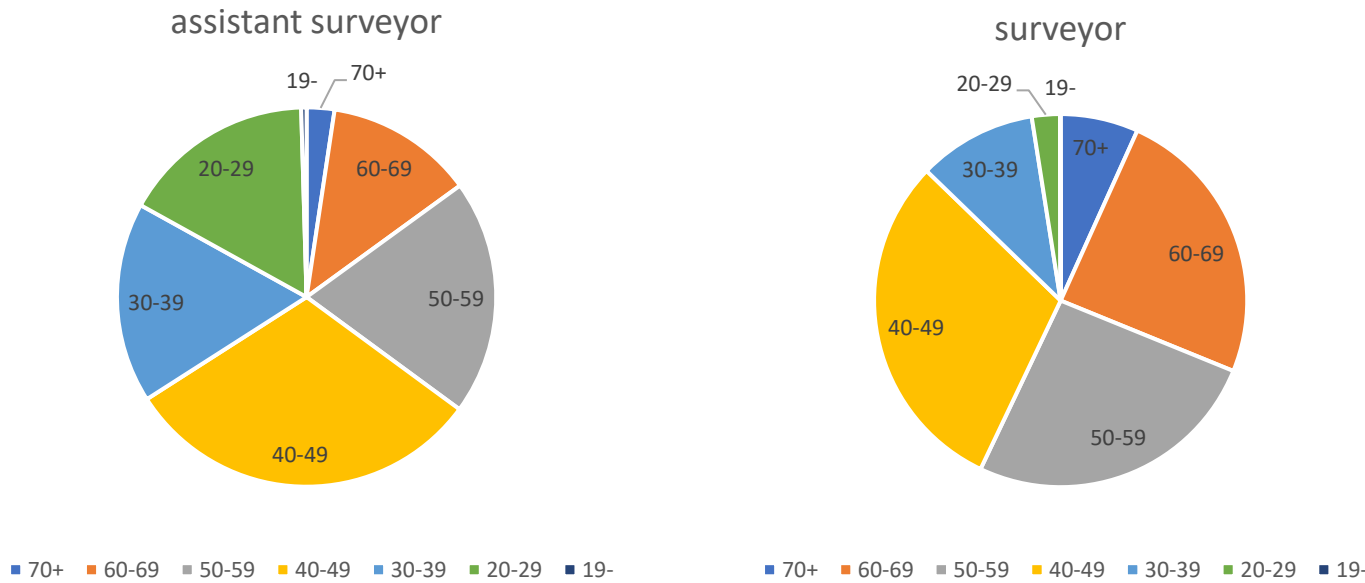


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Many Assistant surveyors get license and become Surveyors



Figures are after GSI(2019)

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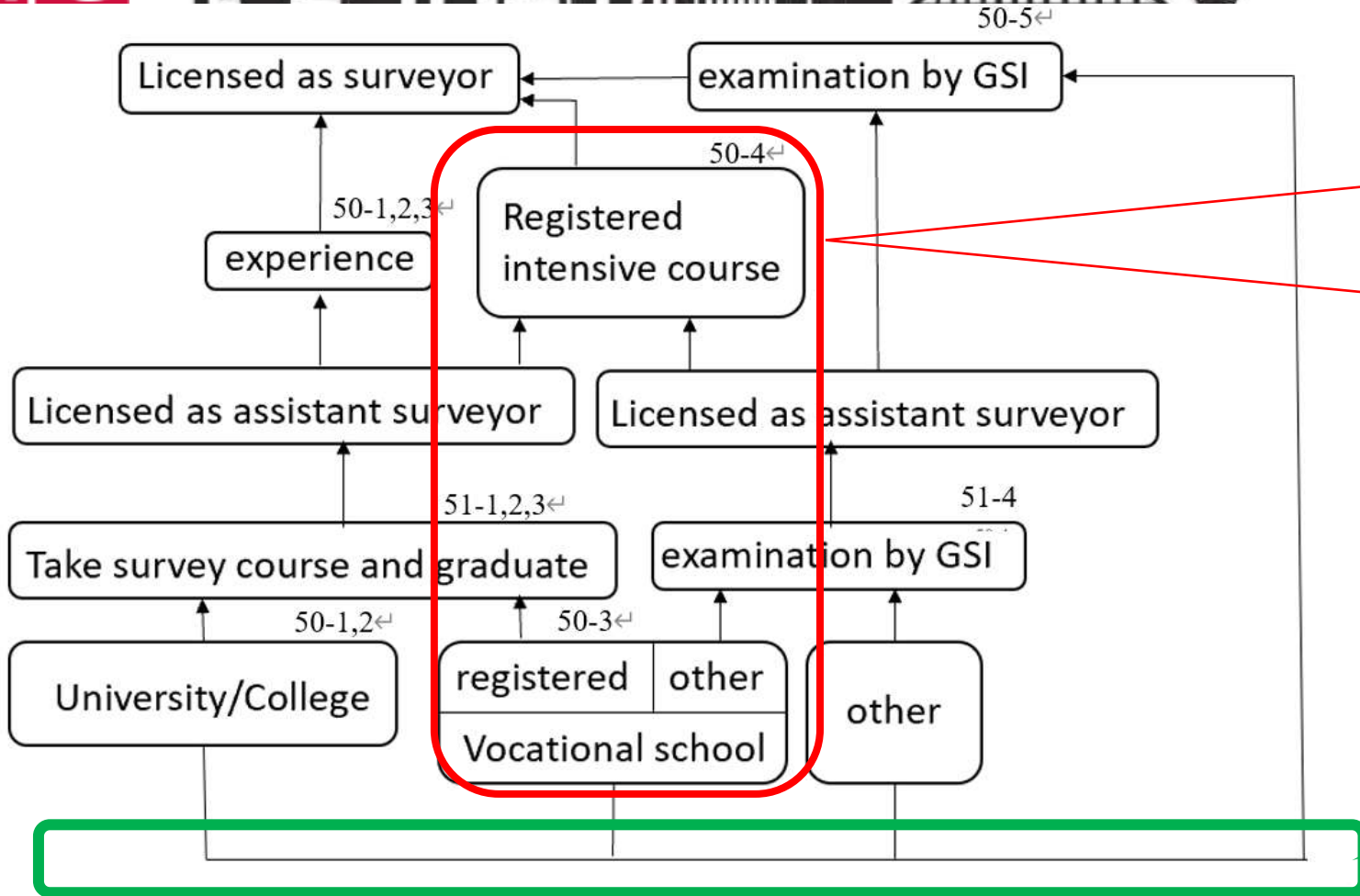


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Vocational school provide courses for license in multiple ways to get Surveyor's license

Intensive course based on Survey act article 50 section 4 will help assistant surveyors to be surveyor in one year.

The most effective and important part is to attract young people in profession of surveying

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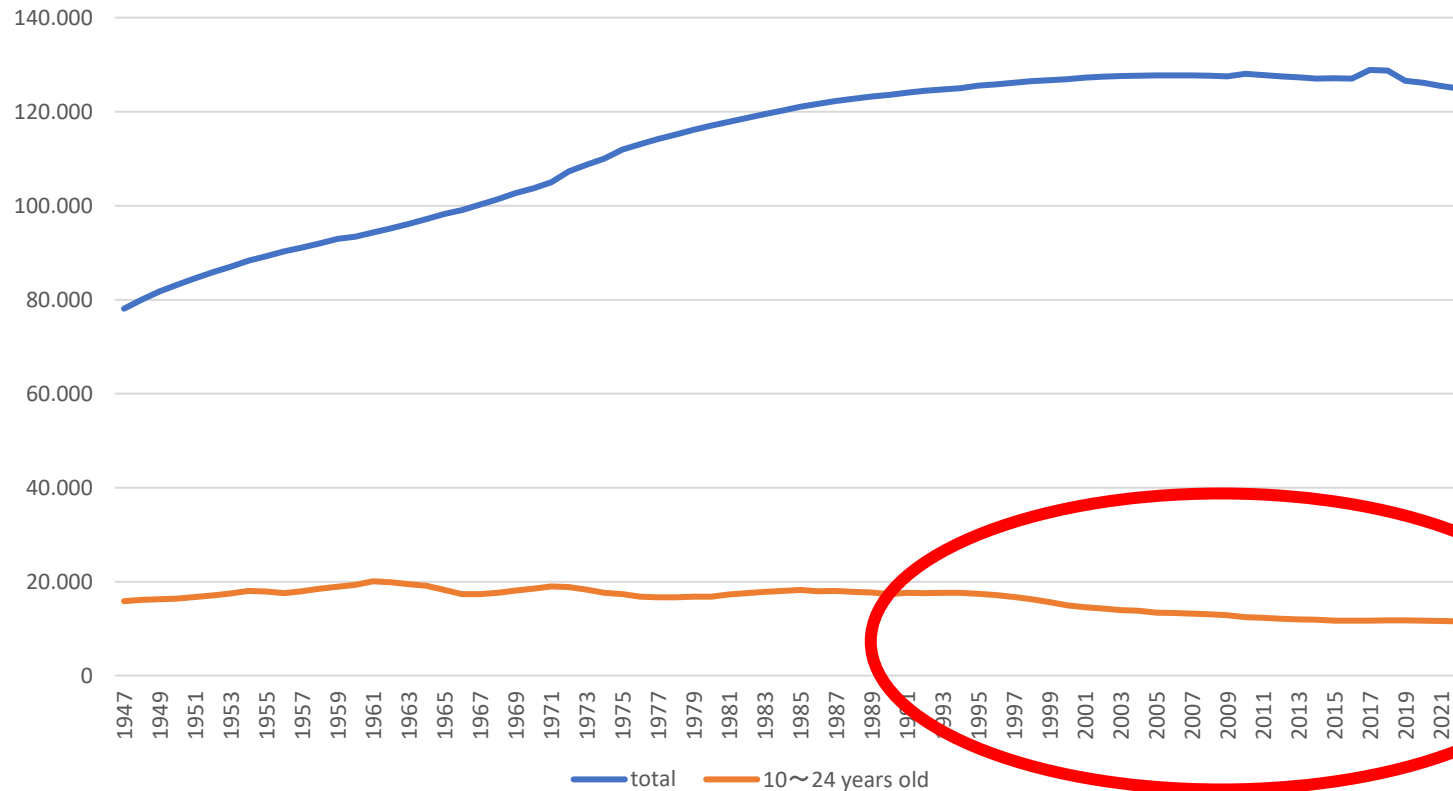
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Population (Thousand persons)



Population of school to university age is decreasing since late 1990's



Competition in recruiting young people among schools/courses

CSV data available at
 Population estimates, Portal Site of
 Official Statistics of Japan (e-stat)

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attracting points in being surveyors.

- Surveyors working in local companies can work in their hometown
- Any civil engineering project needs survey professionals
- Land Administration is important part of local government or municipality's activities
- By virtue of technical advancement, operation of apparatus infield survey is getting easier
- Surveyors are relied upon in case of natural disasters.
- Market of surveying is rather stable. Even under COVID19, survey project was stable

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Promotion is important
Talk to your young friends “Come join us!”

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