

Keynote speech

“Laws and Regulations That Have Supported the Development of the Building Maintenance Industry and the Activities of the Japan Building Maintenance Association”

~ A Half Century of Progress for the Japanese Building Maintenance Industry ~

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Key Points of the Speech

The history of the rapid development of the Japanese building maintenance industry, shown with data.

A key factor behind this development – as introduced on the video – was the creation of industry-groups in each region, and these groups then organizing to create a nationwide organization.

A second key factor behind the development was the enactment of a law to maintain buildings' sanitary environments. This law was enacted as a result of the organization's efforts, encouraging the government and the Diet (upper and lower House) to make laws.

These laws enabled the establishment of a nationwide industry-organization able to affect government and Diet (upper and lower House) decision making.

However, the industry is facing serious problems that can only be solved by improving levels of quality and training.

Figure-1 Outsourcing Trends

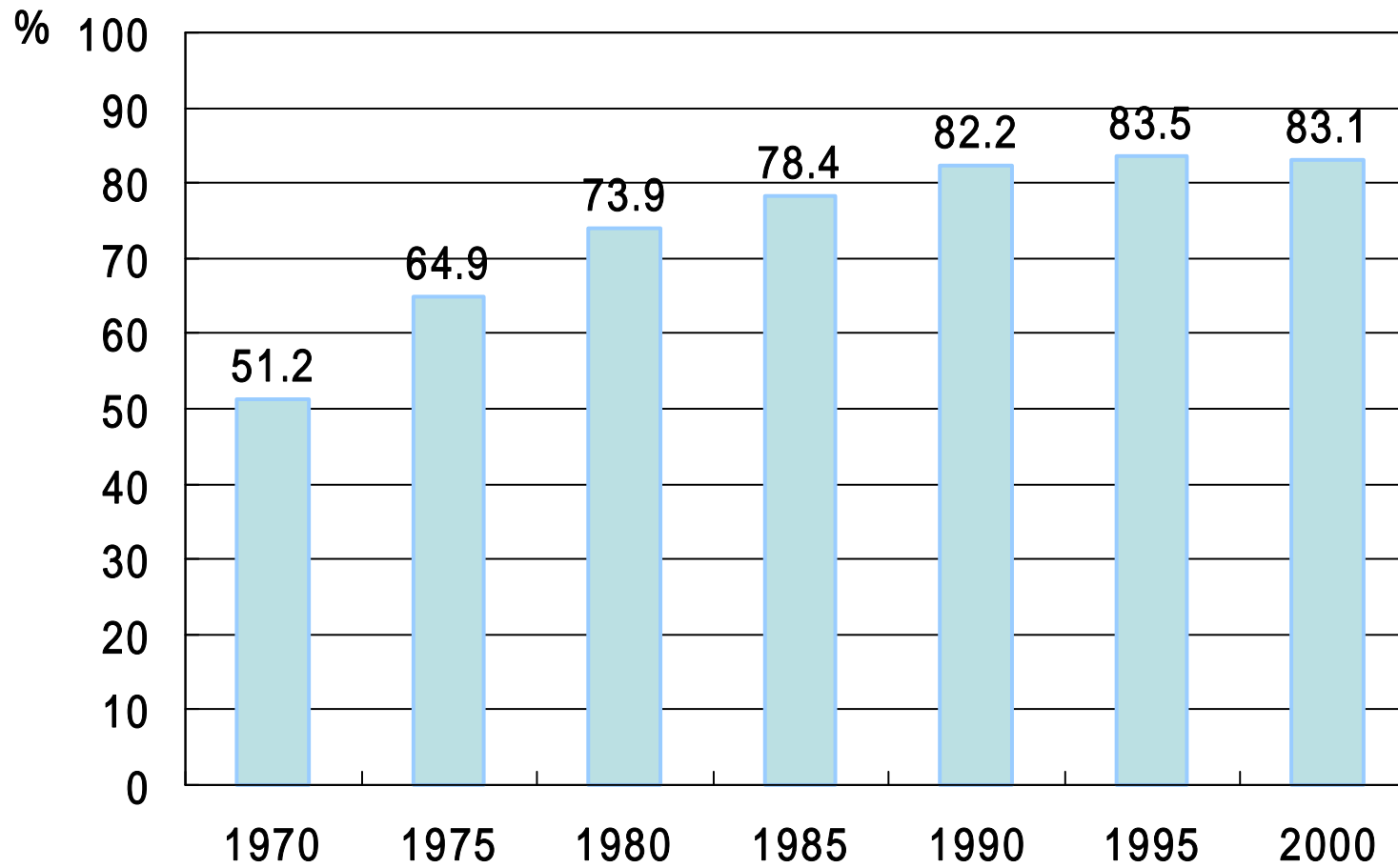


Figure-2 Numbers of “Specially Designated Buildings”

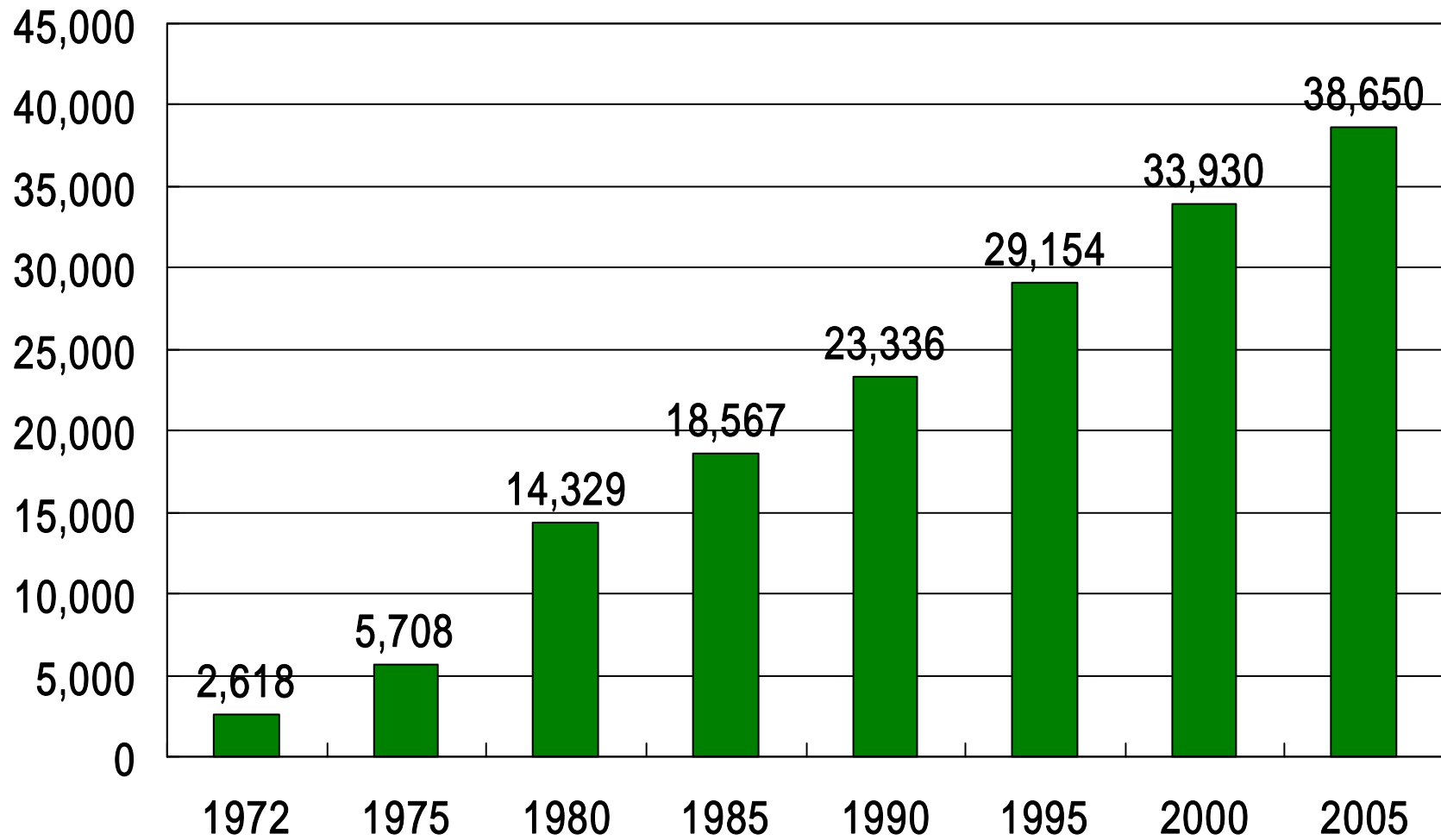


Figure-3 Operating Revenues and Rate of Growth

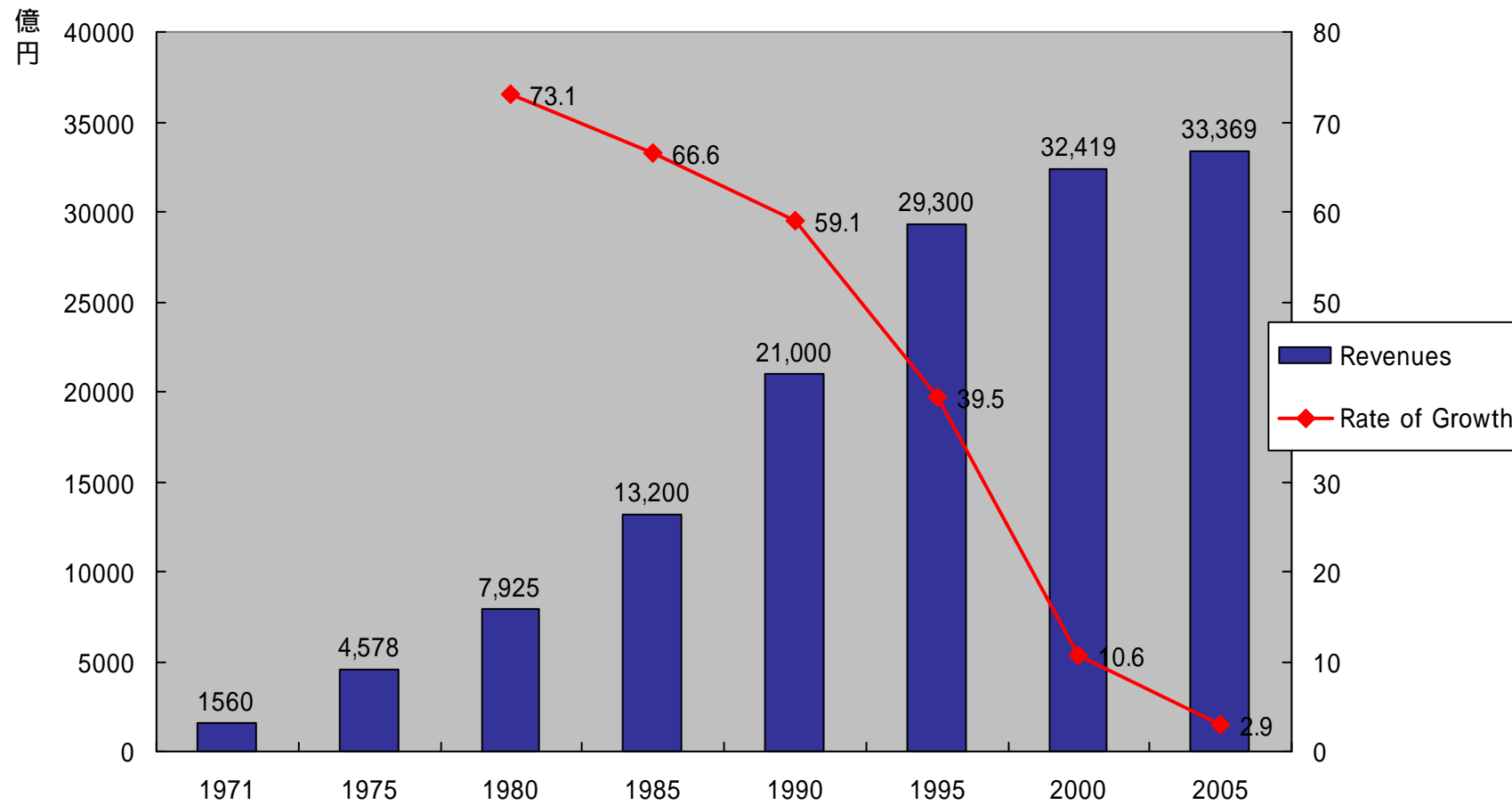


Figure-4 Trends in Outsourcing

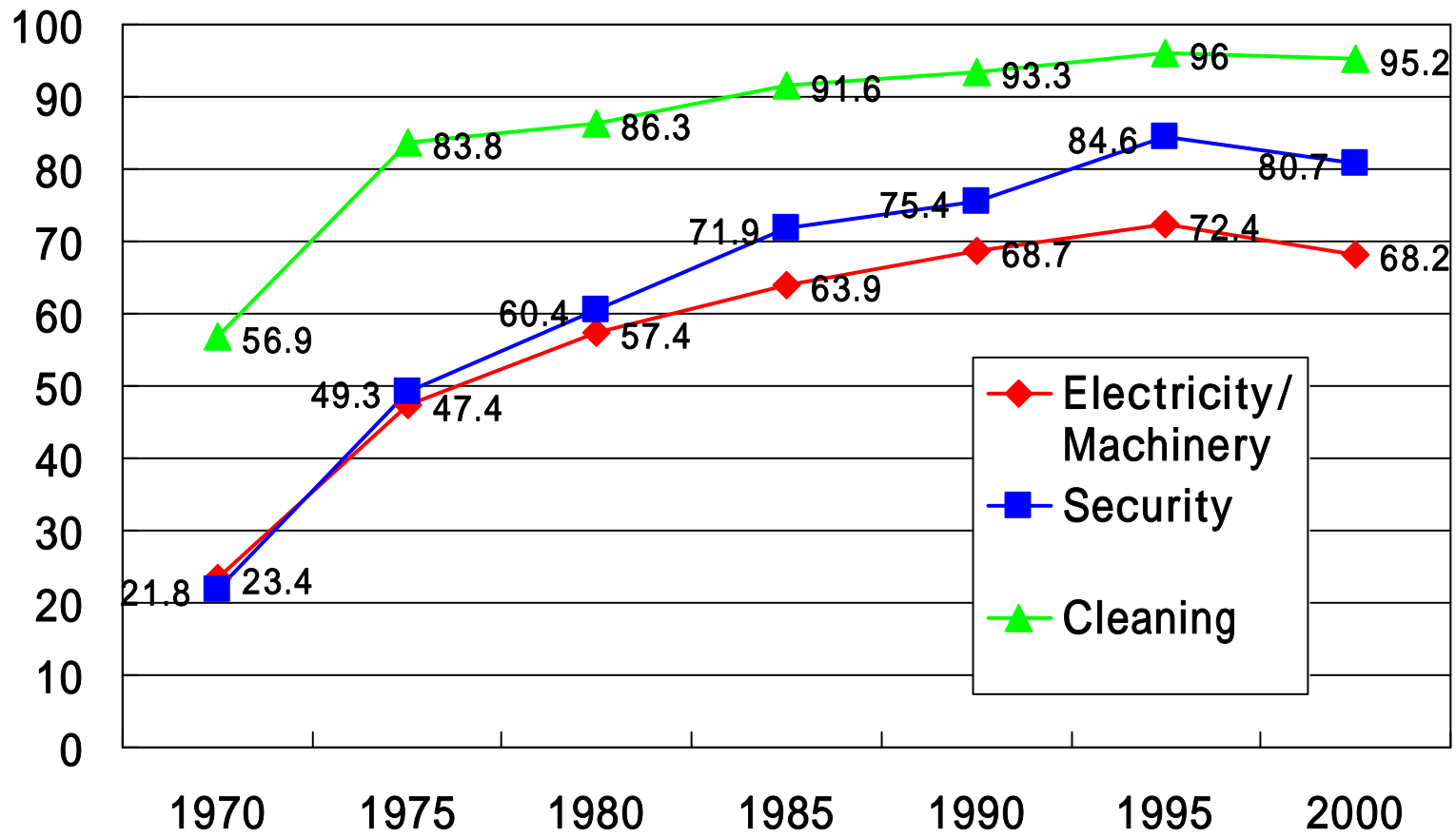


Figure-7 Numbers of Building Maintenance Companies and Association Members

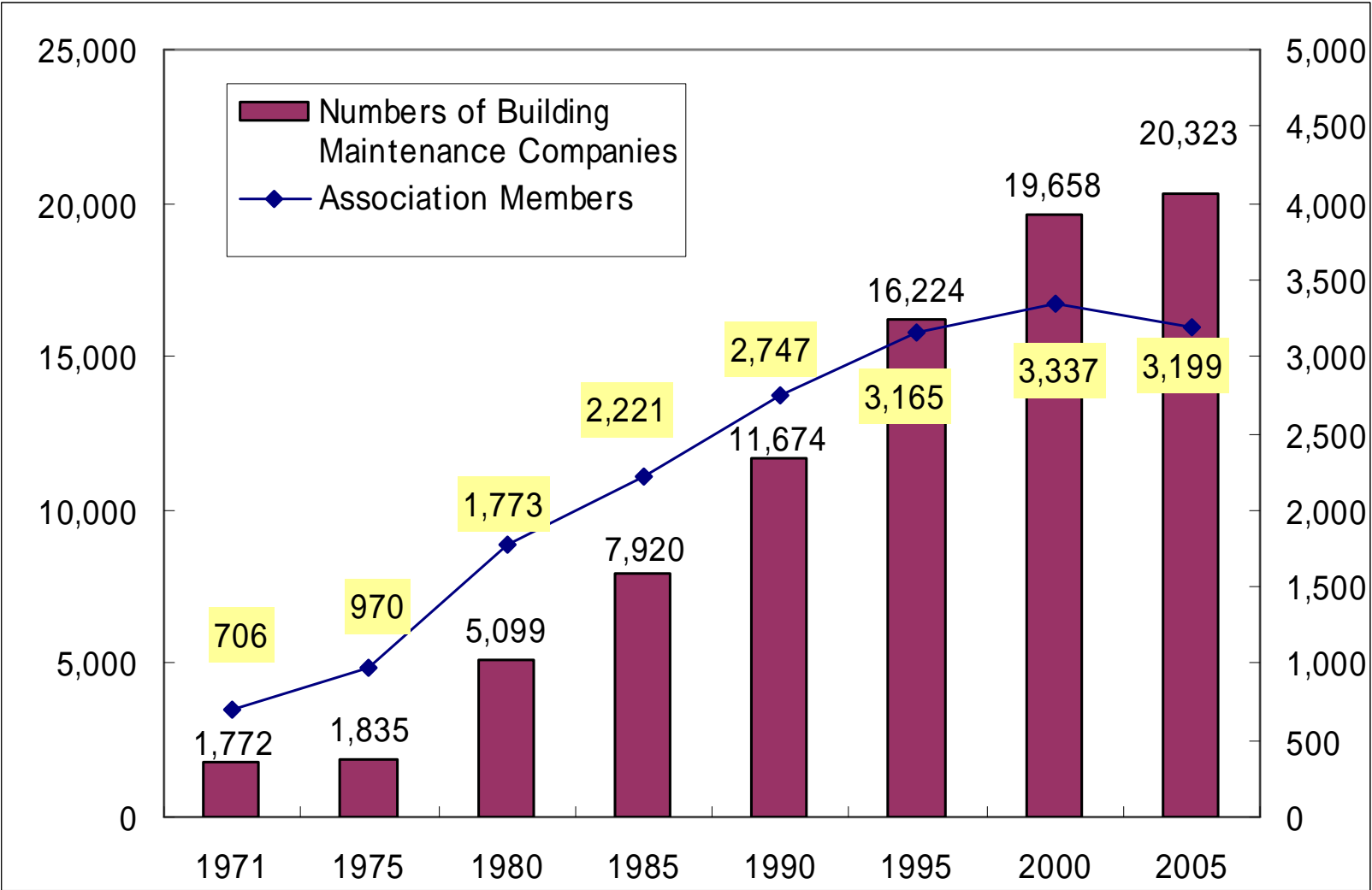
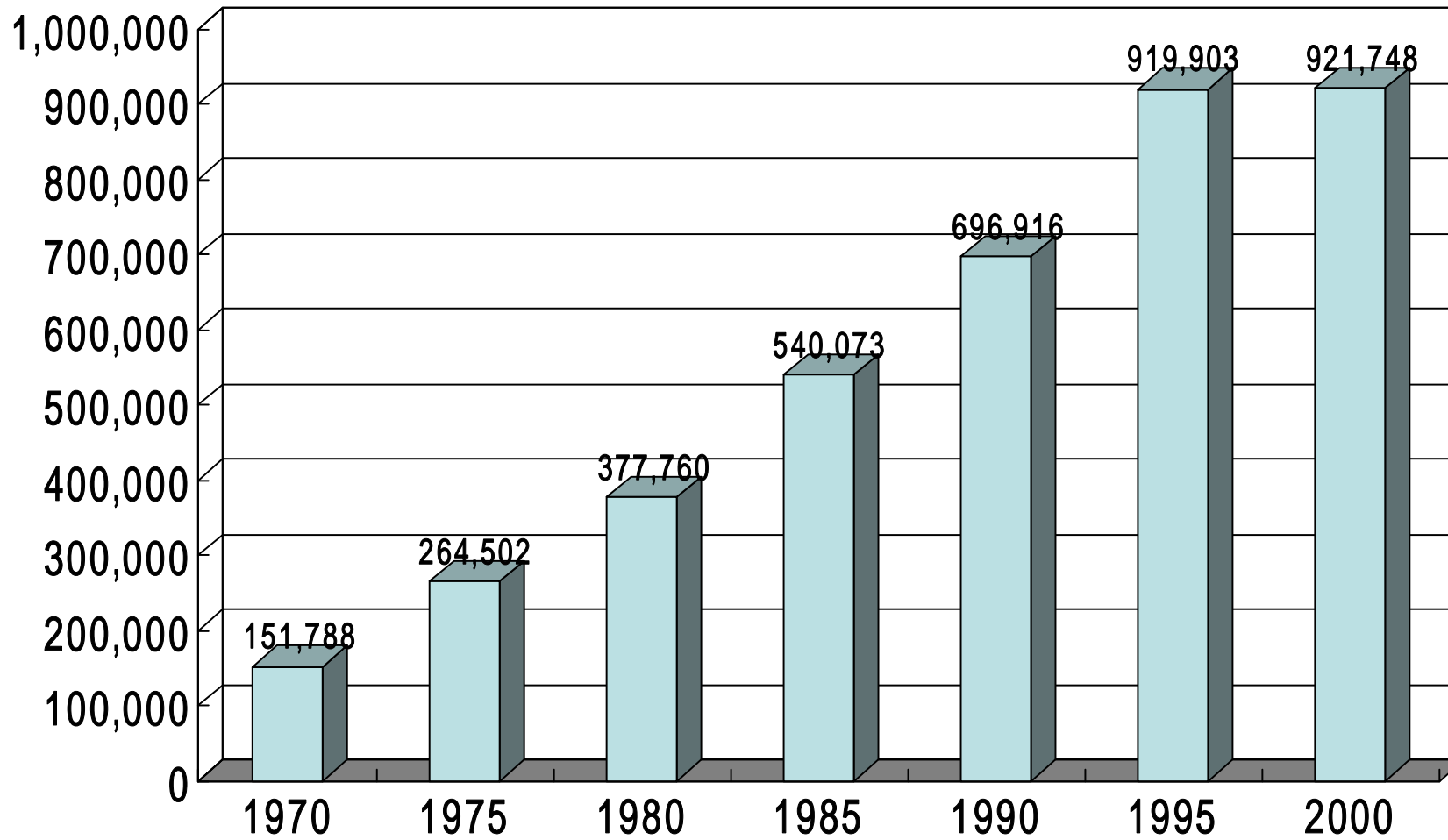


Figure-6 Number of Employees



The Enactment of the Law for the Maintenance of Sanitation in Buildings– Details and Purpose

[Details]

For buildings used by numerous persons, maintaining the kind of interior environment users want, through artificial methods of adjusting this environment such as air conditioning, is a difficult task. It was feared that inadequate maintenance and management of building sanitation could have major adverse effects on the health of the building occupants. Therefore, in 1970, a law for sanitation equipment and its maintenance and management, designed to establish the sanitation standards necessary from the perspective of protecting and promoting the health of Japanese citizens, was enacted by the Diet.

[Purpose]

The purpose of this Law shall be to designate matters necessary for the maintenance and management of sanitation in buildings used or utilized by numerous persons, thereby ensuring that sanitation in those buildings contributes to the promotion and extension of public health.

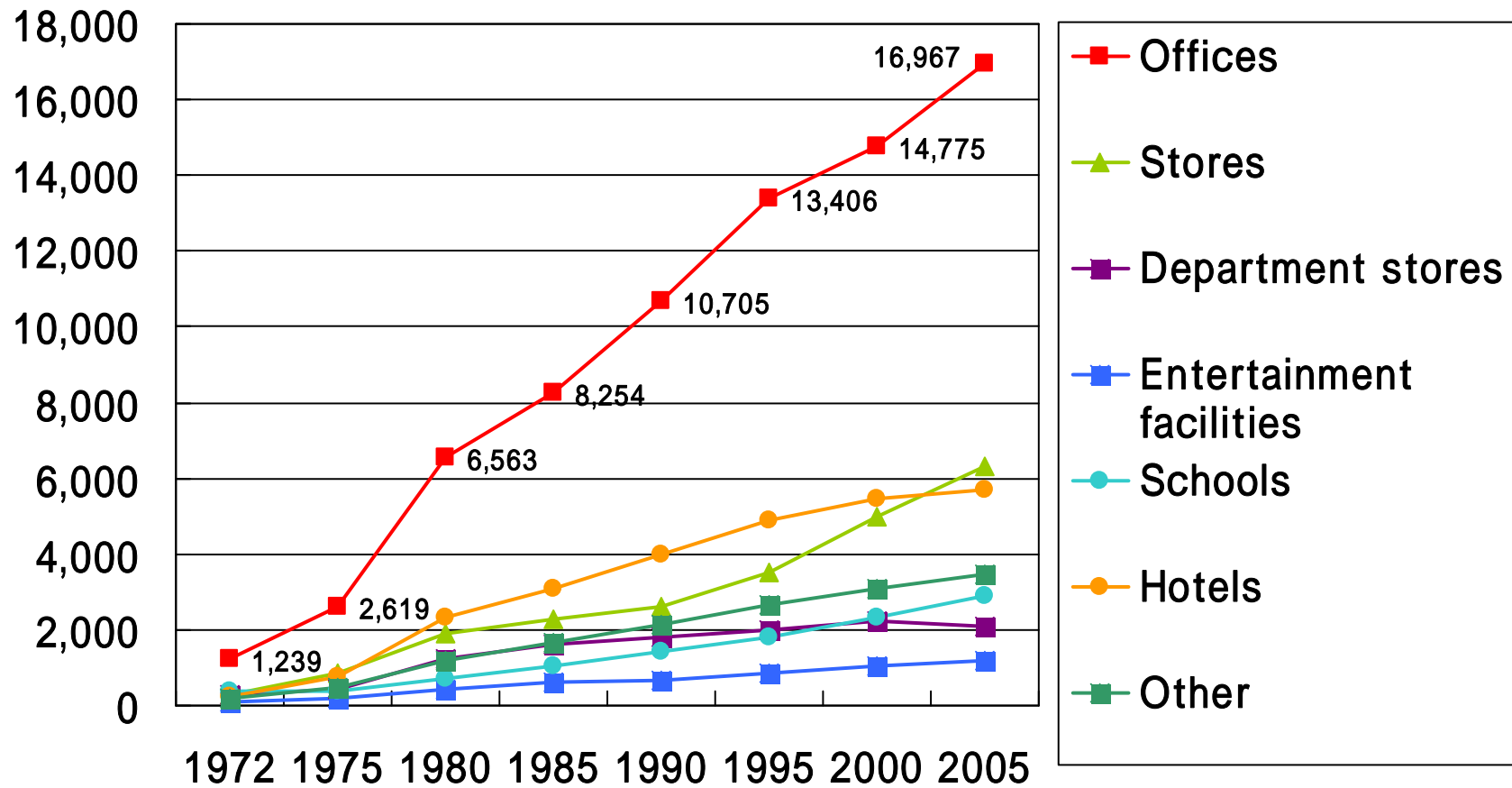
Outline of the Law for Maintenance of Sanitation in Buildings

~ The Legal Obligations of the Building Owner ~

1) Buildings included in the scope of the Law - specially designated buildings

Buildings of a considerable scale and intended for use for entertainment facilities, department stores, stores, offices, schools, cooperative housing and the like, which are used or utilized by numerous persons, are designated by this Law as “specially designated buildings” required special attention for sanitation in maintenance and management.

Figure 10 – Specially Designated Buildings According to Use



Outline of the Law for Maintenance of Sanitation in Buildings

~ The Legal Obligations of the Building Owner ~

(2) Observance of Building Sanitation Management Standards

The owners, occupants, and other persons with authority over specially designated buildings, having authority over the maintenance and management of the building (hereinafter, the owner etc.), shall follow the building sanitation management standards in the maintenance and management of the building.

Air quality management standards (airborne dust, CO, CO₂, temperature, humidity, air circulation, volatile organic compounds etc.)

Waste-water management standards

Cleaning standards

Rodent and insect control standards

Outline of the Law for Maintenance of Sanitation in Buildings

~ The Legal Obligations of the Building Owner ~

(3) Assignment of Building Sanitation Engineers

Owners etc. of specially designated buildings, etc. shall assign building sanitation engineers from among persons having building sanitation engineer licenses, to have them supervise the maintenance and management of the buildings.

Outline of the Law for Maintenance of Sanitation in Buildings

~ Stipulations for registration ~

(1) Physical stipulations

The tools necessary to execute the designated duties

(2) Personnel stipulations

The engineers (licensees) necessary to execute the designated duties

Regular training for persons executing the duties

(3) Quality stipulations

Regular inspections to ensure excellent conditions are maintained

Systems to deal with complaints and emergencies

Outline of the Law of Maintenance of Sanitation in Buildings

~ Registrants per eight operational categories ~

	Cleaning	Air-quality inspection	Water-quality inspection	Water-tank cleaning	Pest control	Integrated Management	Duct cleaning	Drainage Management and Cleaning
1981	209	263	250	1,954	374	585		
1985	935	512	424	3,955	1,202	1,180		
1990	1,367	554	510	4,604	1,398	1,454		
1995	1,770	703	596	5,251	1,570	1,653		
2000	2,562	797	645	6,027	1,992	2,023		
2002	3,152	942	699	7,017	2,344	2,300	54	290
2005	3,415	1002	650	7,046	2,447	2,207	113	858

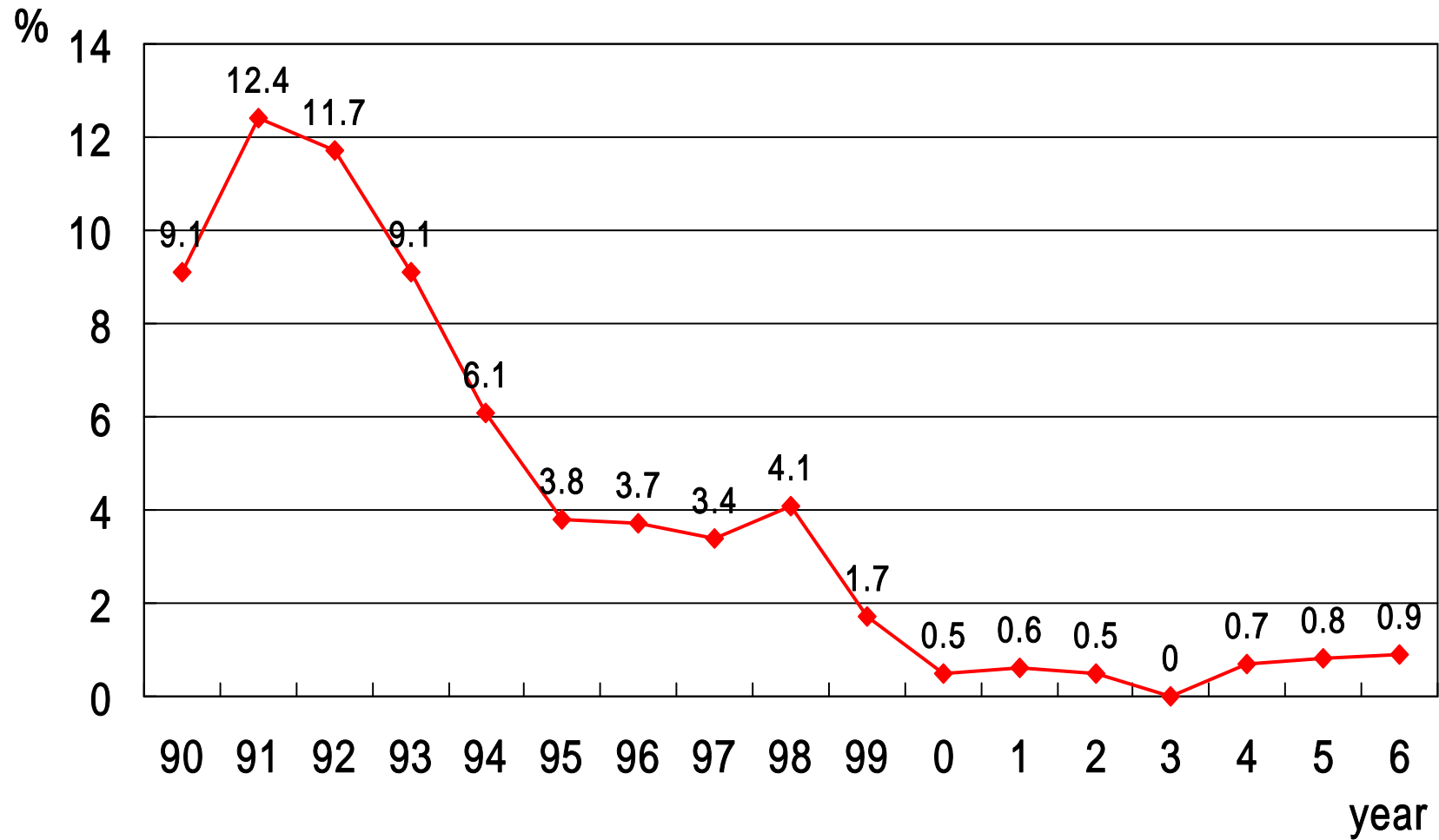
Recently, the Market Has Narrowed and Competition Has Intensified

**Slumping market growth (decline in
revenue growth rate)**

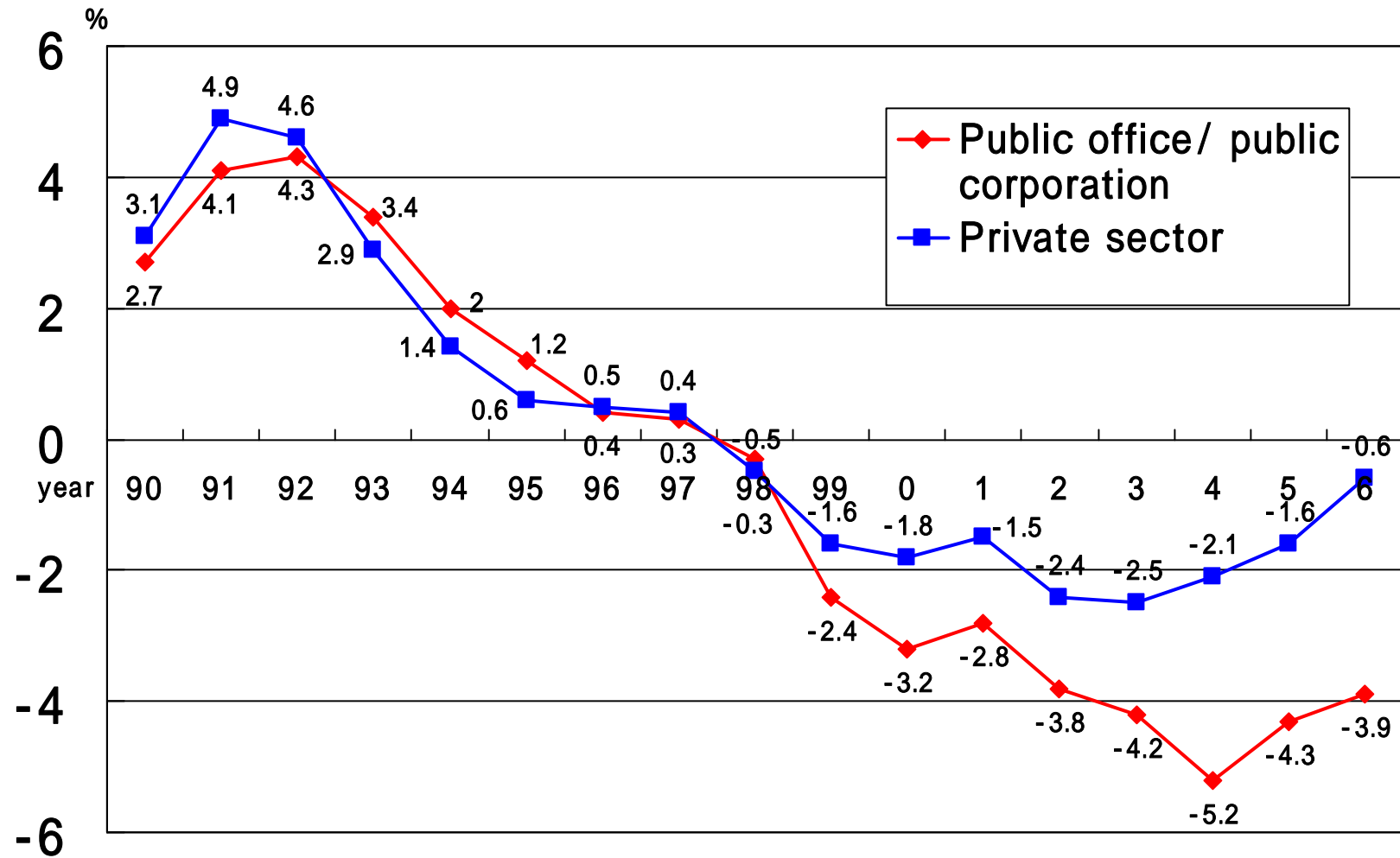
Falling prices (a negative revision rate)

**Shift from outsourcing operations to
outsourcing management (specified
managers, PM)**

Recent Revenue Growth Rates



Recent Contract Revision Rates



From Price-Competition to Quality-Competition

Standardization of contracts and specifications

Standardization of operations, labor time, and unit
price - standardized estimates

JBMA's measures for quality-control

Constructing a quality-control system

Training certified quality-control evaluators

Training Employees

The importance of training that meets the needs of the period

Recruiting engineers and training managers

JBMA's education and training initiatives

Building Cleaning Technician Examination

Seminar of Managers Entrusted with Hospital Cleaning

Building Facilities Administrative Examination

Every kind of job training

Training for inspectors