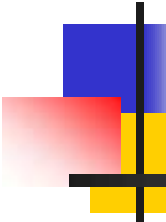


# ABMA Business Session



Recommendations for Creating the Foundations of a Company  
through Technical Job Training

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Building Maintenance Training Center  
Academic-Affairs Committee Member  
Katsutoshi Shibuya



# The Topic of Today's Presentation

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## 1. Building maintenance – the origins of job training

- Background to the need for building maintenance job training
- The origins of the Building Maintenance Training Center

## 2. The Role of the Building Maintenance Training Center

- The Center's training programs
- Survey research and information-provision for building maintenance
- Carrying-out the training required by companies and society

The Training Center's role in society and future  
developments



## Building Maintenance – the Origins of Job Training

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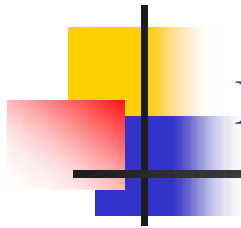
### Societal trends in building maintenance

1966

Standards established for sanitation for buildings used by numerous persons

1970

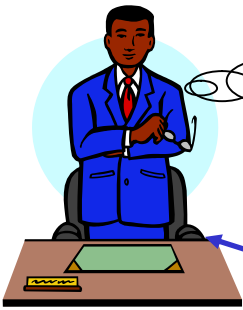
Law for Maintenance of Sanitation in Building



# Building Maintenance Industry - Importance of job Training

Realizing the sound development of the building maintenance industry

Building Owner



The building's sanitation needs to be professionally managed and I cannot do it myself. But how do I go about outsourcing ?

Improving employee training and leadership know-how would lead to improved operations...

Building maintenance company



Japan Building Maintenance Association  
December 1973 - Building Maintenance Training Center Established

Industry-wide improvements through business registration provide high quality services through companies

Increasing employee skills and introducing the latest knowledge and technology through training

We want a pleasant building environment . . .



Resident & User

Improving nationwide building sanitation levels through invigorating the industry and heightening standards for the entire profession



# The Role of the Building Maintenance Training Center

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## 1. Carrying-out job training

Supporting the acquisition of building maintenance techniques and technologies

Training to prepare for national examination – (Building Facilities Administrative Engineer, Building Cleaning Technician, etc.)

## 2. Survey research and information-provision for building maintenance

revision of contents of training curriculum, training that meets the needs of the period.

Gather together instructors from each of the nine nationwide regions, convene seminars, revise textbooks, improve the guidance system (such as the Correspondence Corrections Standards Meeting)

# 1. Carrying-Out Job Training

## Types of Job Training

Correspondence training course for Building Cleaning Technician Examination.

Preparatory training course for Building Cleaning Technician Examination

Preparatory training course for Building Facilities Administrative Examination

Training course for Levels 1 & 2 Building Facilities Administrative Examination

NEW

Basic training course for rescue-work to release people trapped in an elevator

NEW

Latest practices in carpet maintenance seminar

A new training curriculum created through tie-ups with industry participants to reflect the real needs of today's companies. A curriculum based on a main reason the Center was established – creating capable employees through training.

# 1. Carrying-Out Job Training – the Training Structure

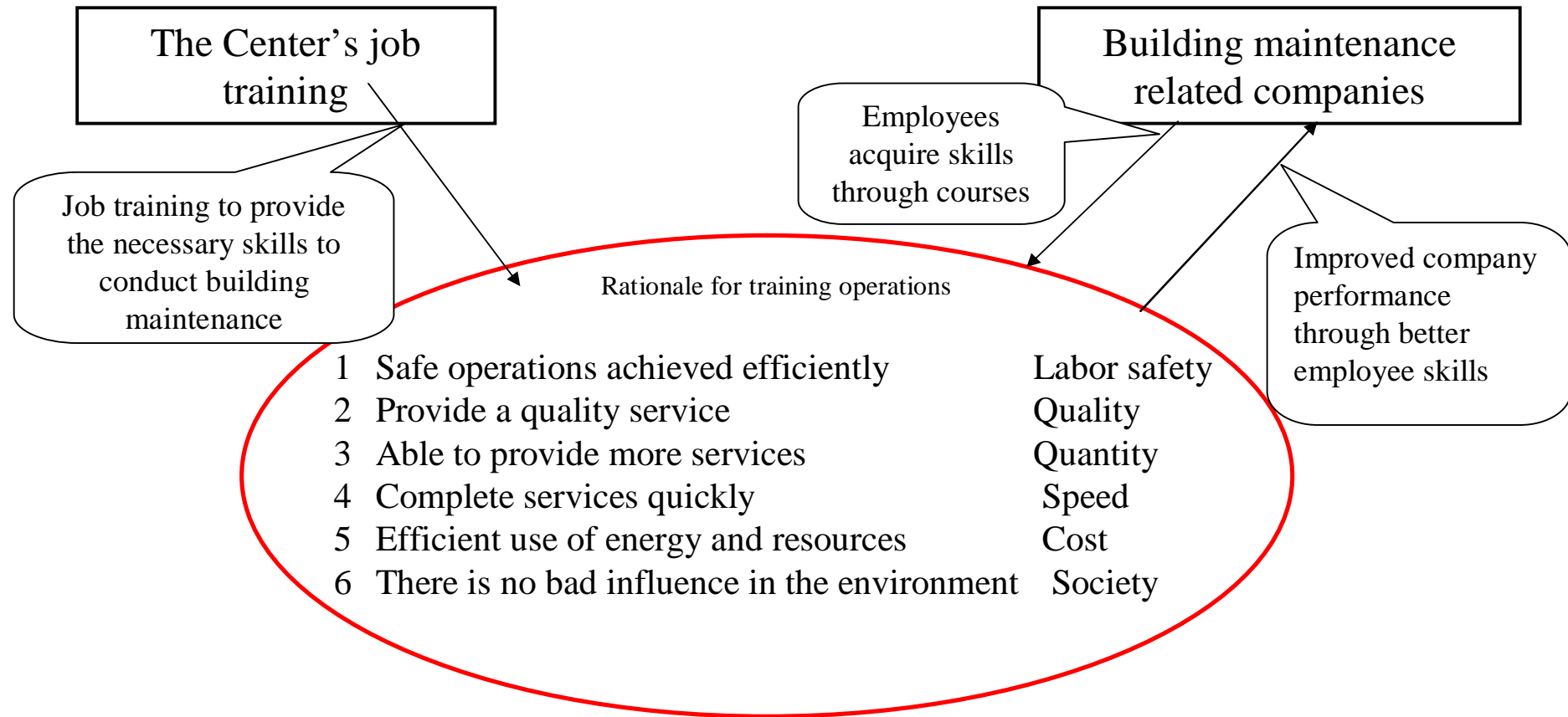
Job-training conducted by the 9 nationwide regional training centers aiming to offer convenience to the student via training centers located throughout the country.

Trends in student numbers (Building Cleaning Correspondence Training Course)

Training-guidance structure (Building Cleaning Correspondence Training Course)

	Hokkaido	Tohoku	Tokyo	Kanto Koshinetsu	Chubu	Kinki	Chugoku	Shikoku	Kyushu	Total
1983	50	40	107	126	73	78	61		109	644
1984	44	37	113	77	44	77	30	40	75	537
1985	57	40	102	92	62	74	27	22	44	520
1986	63	47	133	139	71	82	33	24	74	666
1987	66	36	119	117	67	94	35	29	62	625
1988	46	46	121	91	50	89	27	23	63	556
1989	45	30	110	115	69	90	37	29	80	605
1990	35	40	129	106	69	72	24	30	93	598
1991	44	33	120	102	59	73	45	36	61	573
1992	36	59	136	116	74	96	43	32	81	673
1993	53	60	140	131	83	79	53	33	109	741
1994	58	40	149	141	83	100	44	37	78	730
1995	38	60	164	133	69	62	45	26	93	690
1996	46	54	167	128	90	83	48	34	68	718
1997	39	56	154	120	90	87	69	17	78	710
1998	34	49	151	118	86	103	46	33	82	702
1999	38	50	143	126	98	82	47	29	68	681
2000	21	56	130	138	87	69	41	41	84	667
2001	36	36	144	103	90	74	50	24	93	650
2002	29	40	112	96	80	64	37	38	94	590
2003	32	46	124	133	90	71	44	28	104	672
2004	26	45	99	116	68	59	33	54	97	597
2005	26	34	87	114	71	55	31	20	91	529
2006	24	38	80	75	65	21	18	22	85	428
Total	986	1072	3034	2753	1788	1834	968	701	1966	15102

# 1. Carrying-Out Job Training – the Meaning of Training

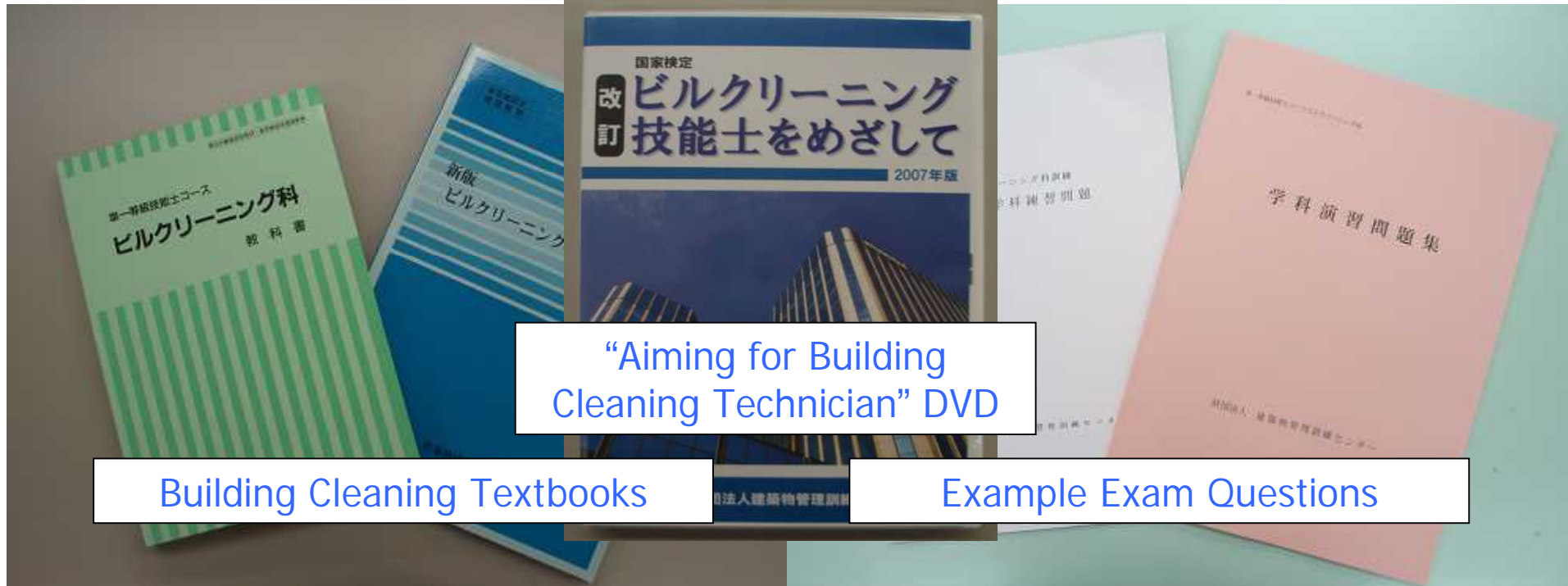


## 2. Survey Research and Information-Provision for Building Maintenance

- Creating textbooks for building maintenance training

### Creating textbooks and DVDs for building maintenance training

Creating textbooks and DVDs for use in building maintenance training in collaboration with the Center's instructors by independently designing textbooks based on the actual content of training courses, we can make improvements to the courses and also make them more efficient





## 2. Survey Research and Information-Provision for Building Maintenance – Improving Instructor Skills

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Checking and fine-tuning teacher standards at each regional center, creating instructor guidelines etc.

To improve instructor skills at each of the regional building maintenance training centers, we regularly hold meetings to check and fine-tune teaching levels and also to create guidelines to help our instructors in their efforts to improve their skills.

In addition, through textbook revisions etc., we respond rapidly to the changing requirements of the period, meeting companies real building maintenance training needs and producing the type of skilled employee required by society.





# The Training Center's Role in Society - Future Prospects

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## Buildings to become taller, more diverse, and more complex

Due to recent technological innovations, we forecast industry participants will be required to be more specialized, and that the importance of building maintenance and building environmental sanitation will continue to increase.



### The Training Center's Role

#### Disseminate knowledge regarding the building maintenance industry

To spread awareness throughout society of the building maintenance industry's role in maintaining and improving environmental sanitation

improve the condition of building maintenance industry participants, increase their knowledge of their role in society, and in doing so contribute to the development of the industry as a whole

#### Improve job training

Clarify the meaning, purpose and role of building maintenance, and aim to continually improve the skills and knowledge of industry participants

advance front-line building maintenance working practices and realize improved building environmental sanitation by training employees with superior building maintenance skills