



CM in Japan and CMAJ

Construction Management Association of Japan

Prepared for CMAK

April, 2008

Presented by T. Miyazaki

Member of the Board of Directors, CMAJ



HISTORY of CM in JAPAN - 70s and 80s

- Many studies for US CM system were conducted, but no realistic trends in domestic market.
- JPs engineering contractors in international markets got used to CM system, but limited number of projects or cases.
- In late 80s under "Bubble" economy, many Mega-Projects arose, and GCs are tried to utilize CM in their construction projects.

HISTORY of CM in JAPAN - 90s

- After the "Bubble" economy gone, construction investments are shrank, and CM trends were no more needed. At same time, many corruptions or scandals were revealed related to construction industry. GOJ restructured public procurement system for construction projects.
- On the other hand, US required GOJ to open its market for US companies through bilateral treaty, and promoted CM system to GOJ. Although those CM trends, public market did not utilize CM.
- During 90s, property market went down, and foreign investors increased their interests in Japan's property market, and those clients started to use CM provider as their consultant.

HISTORY of CM in JAPAN - 2000s

- GOJ has recognized that the market needs more diversity, and is trying to promote CM and other innovative procurement methodologies through public and private construction markets.
- GOJ conducted several studies in early 2000, and established "The Guide Line for CM" in 2002, and published "Manual for local government for CM procurement" in 2003. CMAJ directly supported those studies and researches.
- GOJ continues to promote CM in public sectors, and set the budget to supports local government's effort to expand CM projects in 2007. This effort is still on going.

HISTORY of CMAJ 2001- 2004

- April 2001, Established
- November 2001, Kansai Branch
- June 2002, Code of Ethics
- November 2002, Tohoku Branch
- April 2003, Provisional CCMJ certified
- March 2004, Tokai/Hokushinetsu Branch
- September 2004, Kyushu Branch
- October 2004, CM Guide Book published

HISTORY of CMAJ 2005 - 2008

- March 2005, First CCMJ/ ACCMJ Exam conducted
- May 2005, First CCMJ/ ACCMJ certified
- June 2005, Tokai Branch and Hokushinetsu Branch
- November 2007, CPD (Continuous Professional Development) program started
- November 2007, CM Contract Terms and Condition/Scope of Works published
- January 2008, CM Liability Insurance started
- April 2008, CM School started

OBJECTIVES

- The Construction Management Association of Japan works to assure sound performance in the CM business, and the following proposition is stated in order to obtain society's trust in the business of this association's members. "Our goals are restructuring the sound building production systems and promoting the development of morally responsible professionals".
- The above objectives should be realized not only within the framework of the CM system, but should also include other systems. The Association should attack problems in the industry and work in close cooperation with various business, professional, academic and government associations, organizations and institutions.

GOALS and MISSIONS

- GOALS

- To reconstruct the construction project delivery system
- To develop responsible professionals with ethics

- MISSIONS

- Recognition of CM
- Expanding CM practice in the Japanese industry
- Development of the CM to service the public and engineers.
- Investigation and research of CM
- Education and training for Construction Managers

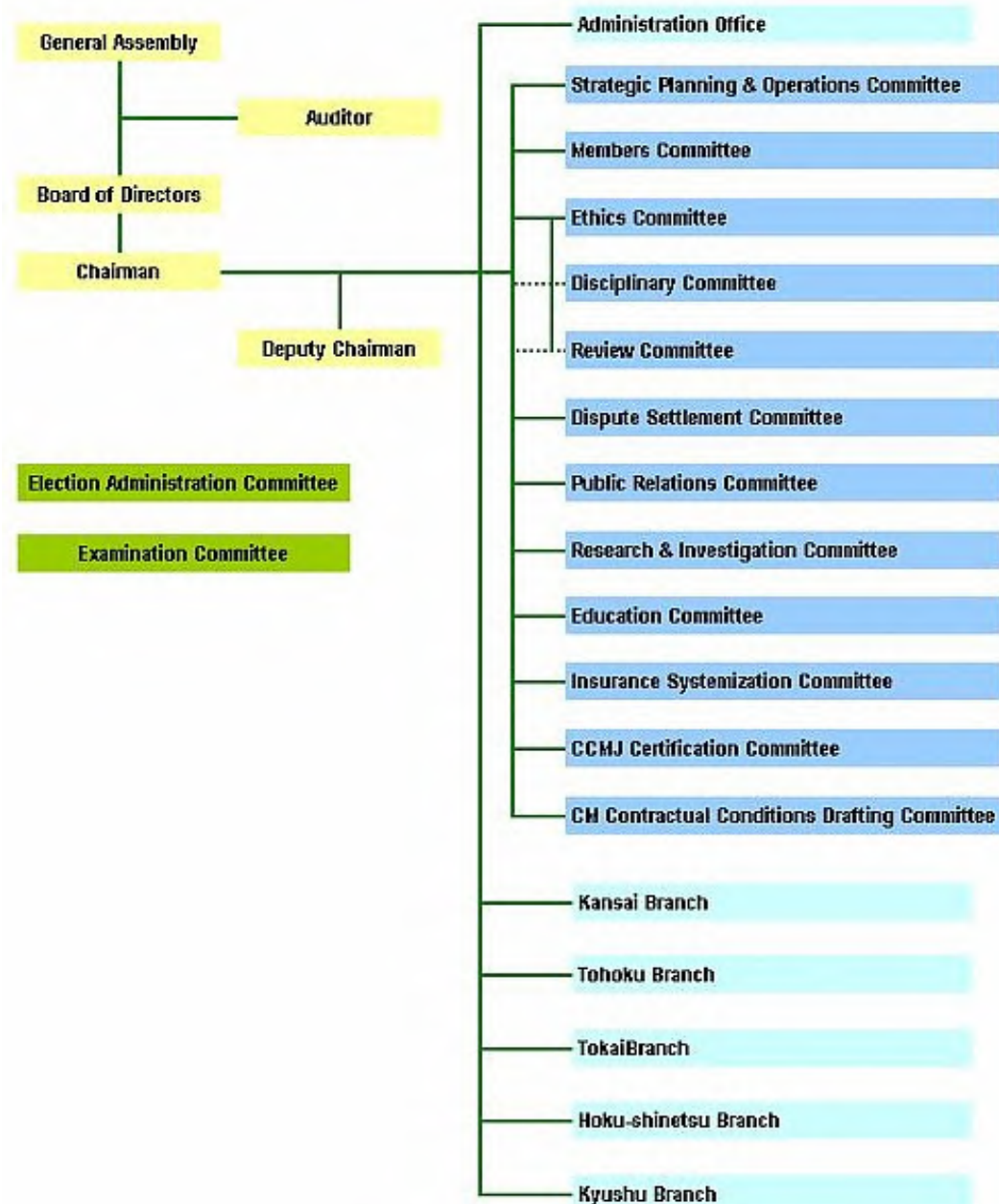
CODE OF ETHICS

Established June, 2002

- Integrity/Dignity
 - Neutral judgment
 - Rational justification
 - Continuous improvement
 - Discipline
 - Compliance
-
- Relationship with Owners
 - Relationship with CMAJ members and non-members
 - Project stake holders

ORGANIZATION

- Thirteen committees and five district branches have been organized in order to achieve these goals, and their activities are carried out under the management of the governing board.



RECENT ACHIEVEMENTS

- LICENSE
- GUIDE BOOK
- CPD
- INSURANCE
- STANDARD CONTRACT
- CM SCHOOL