34.	Sector	:	Real Estate
	Subsector	:	-
	Industry Classification	:	JSIC 6811　Sales agents of buildings and houses JSIC 6812　Land subdividers and developers JSIC 6821　Real estate agents and brokers JSIC 6941　Real estate managers
	Level of Government	:	Central Government
	Type of Obligation	:	Market Access (Article 8.5) Local Presence (Article 8.11)
	Description	:	Trade in Services 1. A person who intends to conduct building lots and buildings transaction business is required to establish an office in Japan and to obtain a licence from the Minister of Land, Infrastructure, Transport and Tourism or from the prefectural governor having jurisdiction over the district where the office is located. 2. A person who intends to conduct real estate syndication business is required to establish an office in Japan and to obtain permission from or to be registered with the competent Minister or from the prefectural governor having jurisdiction over the district where the office is located or to submit notification to the competent Minister. 3. A person who intends to conduct condominiums management business is required to establish an office in Japan and to be registered in the list maintained by the Ministry of Land, Infrastructure, Transport and Tourism.
	Measures	:	*Building Lots and Buildings Transaction Business Law* (Law No. 176 of 1952), Chapter 2 *Real Estate Syndication Law* (Law No. 77 of 1994), Chapters 2, and 5 through 7 *Law Concerning Improving Management of Condominiums* (Law No. 149 of 2000), Chapter 3

35.	Sector	:	Real Estate Appraisal Services
	Subsector	:	-
	Industry Classification	:	JSIC 7294　Certified real estate appraisers
	Level of Government	:	Central Government
	Type of Obligation	:	Market Access (Article 8.5) Local Presence (Article 8.11)
	Description	:	Trade in Services A person who intends to supply real estate appraisal services is required to establish an office in Japan and to be registered in the list maintained by the Ministry of Land, Infrastructure, Transport and Tourism or the prefecture having jurisdiction over the district where the office is located.
	Measures	:	*Law Concerning the Appraisal of Real Estate* (Law No. 152 of 1963), Chapter 3