



JAPAN FEDERATION OF CONSTRUCTION CONTRACTORS 社団法人日本建設業連合会 (NIKKENREN)

Japanese Multi-disciplinary Contractors with Their Own Design Divisions

With an annual investment of 41.1 trillion yen, the construction industry accounts for about 8.6% of the Gross Domestic Product of Japan.

From an early stage, many of the multi-disciplinary contractors belonging to the Japan Federation of Construction Contractors (NIKKENREN), have established their own design divisions which have grown and developed according to the management policies of the individual companies. In recent years, design divisions of these contractors have come to exert a major influence on the Japanese architectural profession. Design-build accounts for 50% of total building construction amount in average of 23 major contractors in Japan.

Japanese Design-Build System

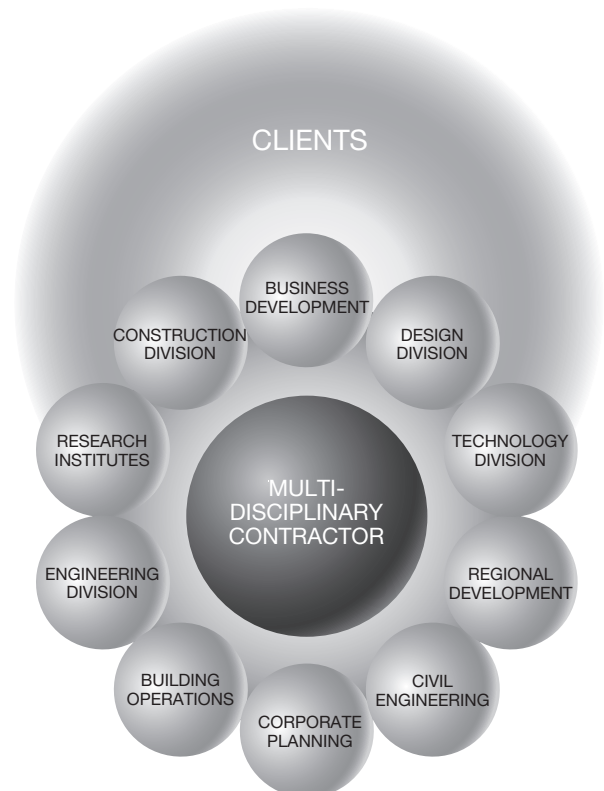
Traditionally, Japanese society has relied on an architectural system in which a master carpenter (toryo) is responsible for both the design and the construction of buildings. Clients put their faith in this system, which, over the year, has been refined and steadily developed by various contractors and their design divisions.

Nowadays, our contractors undertake design-build works as well as conventional construction works.

Advantages of the System

- Clearly defined responsibilities for the design and construction of buildings.
- Assured quality based on construction-technological feedback.
- Accelerated project delivery.
Consequently, the system can produce high-quality buildings speedily and economically.

Typical Organization Chart of Japanese Multi-disciplinary Contractor



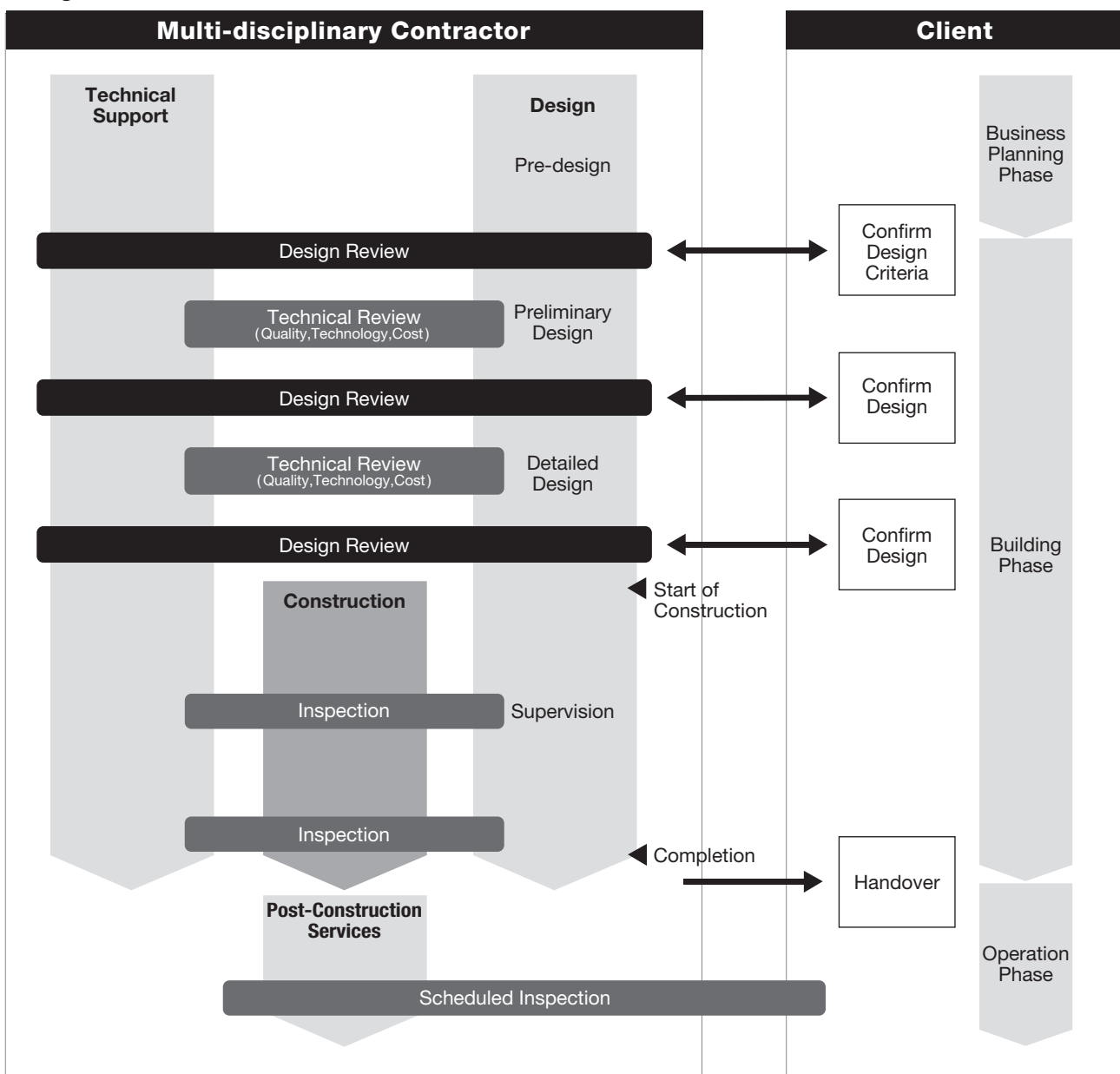
Consolidated Team of Professionals

Our contractors apply consolidated strength to building commissions. Design divisions employ not only registered architects but also structural engineers, mechanical engineers, electrical engineers and professionals of other fields. They form teams with other in-house professionals and work in closely knit teams.

Technological Research

Most major Japanese contractors maintain research divisions with large staffs engaged in study, experimentation, development, and technological innovation in a diverse range of subjects including construction methods, building structures, building materials, environmental control, energy, global environment, oceanic development, and nuclear energy.

Design-Build Work Flow



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