

# 28 Real Estate Appraiser

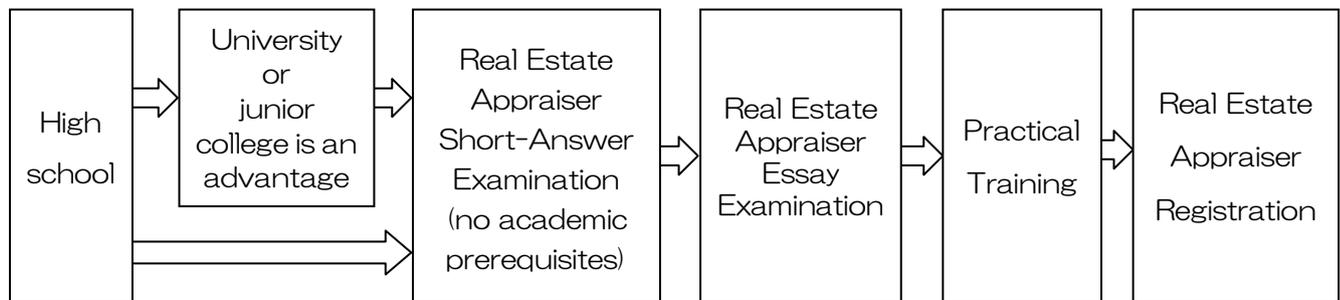


A real estate appraiser has an essential role in the process of selling or exchanging a plot of land or a building (and also when borrowing money using land as security). A real estate appraiser assesses a land or building and creates an appraisal (a formal evaluation of the market value of a property).

As the number of foreigners living permanently in Japan is increasing, so is the number of foreign residents who are buying houses. For foreign residents who are not fluent in Japanese, dealing with a real estate appraiser who can speak a foreign language could be greatly reassuring.

The work of a real estate appraiser also involves offering advice on land-use to individuals or businesses. A real estate appraiser may also be involved with city redevelopment, land readjustments and public projects.

## Becoming a real estate appraiser:



## Prepare now:

To become a real estate appraiser, you are required to pass the national qualification examination. Similarly to the bar exam and the certified public accountant exam, the real estate appraiser exams are very difficult. Since there are only 7,000 real estate appraisers in Japan, they are in high demand. A high level of legal knowledge, Japanese proficiency and academic achievement is required.

## Job prospects:

It is possible to work as a real estate appraiser at corporations, trust banks, development companies, life insurance companies, and general insurance companies. It is also possible to start your own business. Income varies depending on the business but the average annual income is 9 million yen. Depending on one's ability it is possible to earn over 10 million yen annually.

## Tuition:

Studying for 4 years at a public university costs upwards of 2.4 million yen while studying at a private university for 4 years costs upwards of 4 million yen. Being a real estate appraiser requires legal knowledge therefore it is advantageous to study law or law related subjects in university.