

Division K-REAL ESTATE AND GOODS RENTAL AND LEASING

Overview of the Division

This Division comprises establishments primarily engaged in real estate business or goods rental and leasing.

1. Real estate

The establishments primarily engaged in the purchase and sales, exchanges, leasing and management of real estate, or in acting as agents or brokers in selling and purchasing, renting and exchanging of real estate are classified in the Division - Real Estate Business.

Establishments primarily engaged in leasing a plot of land for automobile parking are also classified in this Division.

Real estate refers to land, buildings and other structures fixed to the ground.

Relationship between “Real estate” and other industries

- (1) Establishments engaged in leasing cinemas, legitimate theaters, sports facilities, etc. are classified in the Division N - LIVING-RELATED AND PERSONAL SERVICES AND AMUSEMENT SERVICES [8011, 8021, 804].
- (2) Establishments primarily engaged in managing facilities to be provided for various assemblies and events such as lecture meetings, exhibitions, gatherings, etc., are classified in the Division R – SERVICES, N.E.C. [9511].
- (3) Establishments primarily engaged in developing land or constructing buildings by employing workers themselves, to sell them in lots are classified in the Division D – CONSTRUCTION [0611, 0621, 0641, or 0651].
- (4) Establishments engaged in appraisals, surveys, etc. on real estate are classified in the Division L – SCIENTIFIC RESEARCH, PROFESSIONAL AND TECHNICAL SERVICES [7294].

2. Goods rental and leasing

Goods rental and leasing comprises establishments primarily engaged in rental and leasing services of machinery for industry, stationery equipment, motor vehicles, sporting goods, entertainment goods, movies and theatrical supplies.

Major group 68 - REAL ESTATE AGENCIES

Overview of the Major group

This Major group comprises establishments primarily engaged in sales and purchases, exchanges of real estate, or in acting as agents or brokers in selling and purchasing, renting and exchanging of real estate.

Group Number	Class Number
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680	ESTABLISHMENTS ENGAGED IN ADMINISTRATIVE OR ANCILLARY ECONOMIC ACTIVITIES (68 REAL ESTATE AGENCIES)
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6800	Head offices primarily engaged in managerial operations
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This refers to the establishments, as the head offices engaged in controlling establishments of real estate agencies, primarily engaged in the operations except the work-site operations for managing and controlling operations across the whole organization to promote the management of its own enterprise, personnel affairs/personnel training, general affairs, financial affairs/accounting, legal affairs, planning, public information/advertising, business support, investigation/research and development, project management, management of branch offices and branches, information system management.

6809	Miscellaneous establishments engaged in administrative or ancillary economic activities
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This refers to the establishments engaged in support operations of transportation, cleaning, repair/maintenance, preservation, to other establishments belonging to the same enterprise to primarily promote activities in the real estate agencies.

681	SALES AGENTS OF BUILDINGS AND HOUSES AND LAND SUBDIVIDERS AND DEVELOPERS
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6811	Sales agents of buildings and houses
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This class comprises establishments principally engaged in the sale and purchase of buildings.

However, establishments that themselves hire workers to construct buildings

which they then sell in lots are classified under Division D - CONSTRUCTION [0611, 0641, 0651].

6812 Land subdividers and developers

This class comprises establishments principally engaged in the sale and purchase of land (including sale by lots).

Establishments that develop land in order to sell it are included in this Class.

However, establishments that themselves hire workers to level land which they then sell in lots, and establishments that carry out development works on farmland, are classified under Division D - CONSTRUCTION [0611 or 0621].

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REAL ESTATE AGENTS AND BROKERS

6821 Real estate agents and brokers

This class comprises establishments principally engaged in agency or brokerage in the sale and purchase, lease, or exchange of real estate.

Establishments that broker leases of automobile parking lots are also included in this Class.

Major group 69 – REAL ESTATE LESSORS AND MANAGERS

Overview of the Major group

This Major group comprises establishments primarily engaged in the lease or management of real estate.

Group Number	Class Number
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690	ESTABLISHMENTS ENGAGED IN ADMINISTRATIVE OR ANCILLARY ECONOMIC ACTIVITIES (69 REAL ESTATE LESSORS AND MANAGERS)
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6900	Head offices primarily engaged in managerial operations
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This refers to the establishments, as the head offices engaged in controlling establishments of real estate lessors and managers, primarily engaged in the operations except the work-site operations for managing and controlling operations across the whole organization to promote the management of its own enterprise, personnel affairs/personnel training, general affairs, financial affairs/accounting, legal affairs, planning, public information/advertising, business support, investigation/research and development, project management, management of branch offices and branches, information system management.

6909	Miscellaneous establishments engaged in administrative or ancillary economic activities
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This refers to the establishments engaged in support operations of transportation, cleaning, repair/maintenance, preservation, to other establishments belonging to the same enterprise to primarily promote activities in the real estate lessors and managers.

691	REAL ESTATE LESSORS, EXCEPT HOUSE AND ROOM LESSORS
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6911	Office lessors
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This class comprises establishments principally engaged in leasing offices, shops and other business premises for comparatively long periods (normally monthly or longer).

6912	Land lessors
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This class comprises establishments principally engaged in leasing land.

6919 Miscellaneous real estate lessors

This class comprises establishments principally engaged in leasing, for comparatively short periods (normally hourly, daily or weekly), offices, shops and other business premises or facilities appurtenant to land.

692 HOUSE AND ROOM LESSORS

6921 House lessors

This class comprises establishments principally engaged in leasing houses (including shops combined with housing).

‘Houses’ are buildings constructed so that households can live independently, and parts of buildings that are equipped and divided so that households can live independently.

6922 Room lessors

This class comprises establishments engaged in leasing rooms that have no exclusive or communal cooking or drainage facilities, and in which it is not possible to live independently.

693 AUTOMOBILE PARKING

6931 Automobile parking

This class comprises establishments principally engaged in leasing sites for the parking of motor vehicles.

Establishments engaged in storing goods in warehouses long-term are classified under Division H - TRANSPORT AND POSTAL SERVICES [47].

694 REAL ESTATE MANAGERS

6941 Real estate managers

This class comprises establishments principally engaged in managing real estate, such as the work of managing or protecting office buildings, condominiums, and others under commission from the owners thereof (including management cooperatives, etc.).

However, establishments that manage and operate automobile parking lots under commission from the owners thereof are classified under Automobile parking [6931].

Major group 70 – GOODS RENTAL AND LEASING

Overview of the Major group

This Major group comprises establishments primarily engaged in rental and leasing services of machinery for industry, stationery equipment, motor vehicles, sporting goods, entertainment goods, movies and theatrical supplies.

Establishments engaged in the rental and leasing of real estate are classified in the Major group 69 – REAL ESTATE LESSORS AND MANAGERS, and those engaged in the rental and lease of ships are classified in the Division H – TRANSPORT AND POSTAL SERVICES [454]. Establishments engaged in the rental and lease of movie theaters, theaters, bicycle racing courses and horse racing courses are classified in the Division N – LIVING-RELATED AND PERSONAL SERVICES AND AMUSEMENT SERVICES [8011, 8021, 8031, 8032].

Group Number	Class Number
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700	ESTABLISHMENTS ENGAGED IN ADMINISTRATIVE OR ANCILLARY ECONOMIC ACTIVITIES (70 GOODS RENTAL AND LEASING)
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7000	Head offices primarily engaged in managerial operations
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This refers to the establishments, as the head offices primarily engaged in controlling establishments of goods rental and leasing, engaged in the operations except the work-site operations for managing and controlling operations across the whole organization to promote the management of the own company, personnel affairs/personnel training, general affairs, financial affairs/accounting, legal affairs, intellectual property management, planning, public information/advertising, investigation/research and development, production/project management, real estate management, information system management, management of equipments and materials held, buying/raw materials purchase, service/material procurement.

7009	Miscellaneous establishments engaged in administrative or ancillary economic activities
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This refers to the establishments engaged in support operations of transportation, cleaning, repair/maintenance, preservation, to other establishments belonging to the same enterprise to primarily promote activities in the goods rental and leasing.

- 701 GENERAL GOODS RENTAL AND LEASING**
- 7011 General goods leasing
 Of businesses engaged in procuring industrial machinery, equipment, and other goods on behalf of specific users and leasing the same to them, this class comprises establishments that lease items from three or more other Groups and for periods of at least one year, with no stipulation that the lease agreement may be cancelled before the end of that period.
- 7019 Miscellaneous general goods rental and leasing
 Of goods leasing business, this class includes establishments that have the nature of leasing various goods from at least three other Groups and which are not classified elsewhere.
- 702 INDUSTRIAL EQUIPMENT AND MACHINERY RENTAL**
- 7021 Industrial equipment and machinery rental, except construction machinery
 This class comprises establishments primarily engaged in leasing equipment and machinery used in various industries (except construction machinery).
 Establishments engaged in leasing construction machinery are classified under Industry 7022, while those that lease office machinery are classified under Group 703 [7031, 7032].
- 7022 Construction machinery rental
 This class comprises establishments primarily engaged in leasing machinery and equipment used in various construction works.
 The principal items leased are drilling machinery, leveling machinery, road rollers, rammers, asphalt surfacing machinery, construction cranes, steel sheet pilings, etc.
- 703 OFFICE MACHINERY RENTAL**
- 7031 Office machinery rental, except electronic computers
 This class comprises establishments primarily engaged in leasing office machinery.
 The principal items leased are photocopiers, time recorders, cash registers, etc.
 Establishments engaged in leasing electronic computers and related apparatus are classified under Industry 7032.

7032 Electronic computers and related apparatus rental
This class comprises establishments primarily engaged in leasing electronic computers and related apparatus.

704 AUTOMOBILE RENTAL

7041 Automobile rental
This class comprises establishments primarily engaged in providing motor vehicles for hire.
The principal items leased are passenger cars, light vans, buses, trucks, tank lorries, motorcycles, etc.

705 SPORTS AND HOBBY GOODS RENTAL

7051 Sports and hobby goods rental
This class comprises establishments primarily engaged in hiring out sports and hobby goods.

709 MISCELLANEOUS GOODS RENTAL AND LEASING

7091 Theatrical goods rental
This class comprises establishments primarily engaged in hiring out movie and theatrical goods.
Establishments that distribute movie film are classified under Division G - INFORMATION AND COMMUNICATIONS [4114].

7092 Audio and visual recordings rental, except otherwise classified
This class comprises establishments primarily engaged in hiring out compact disks, and other audio and visual recorded material.

7093 Costume rental, except otherwise classified
This class comprises establishments primarily engaged in hiring out costumes for ceremonial occasions, parties, etc.

7099 Goods rental and leasing, n.e.c.
This class includes establishments engaged in renting or leasing goods that are not classified elsewhere.