

2. Law of Property and Obligations

I. *Japan Association of Private Law* held its 68th general meeting at Sophia University on October 10 and 11, 2004.

Symposium: The Interaction between Trust Law and Civil and Commercial Law

Chaired by Takeshi Sakuma (Professor, Kyoto University) and Kazuhito Yukizawa (Professor, Kobe University).

- (1) “Introduction”
Hiroto Dogauchi (Professor, University of Tokyo).
- (2) “Property—Trust in the View of Person and Property”
Mika Yokoyama (Professor, Kyoto University).
- (3) “Organization—On the Material of the Basic Change of Trust”
Hiroyuki Kansaku (Professor, University of Tokyo).
- (4) “Liability—Limited Liability and Delictual Liability, Liability for a Structure”
Masao Yanaga (Professor, University of Tsukuba).
- (5) “Remedy—On Liability for ‘Disgorging the Benefit’ of a Trustee”
Masami Okino (Professor, Gakushuin University).
- (6) “Act—On the Mechanism for Imputation”
Hiroto Dogauchi (Professor, University of Tokyo).

Workshop:

“The Continuous Maximum Guarantee”
Toyohiro Nomura (Professor, Gakushuin University).

Reports:

First Section

- (1) “On the Exclusive Right Attached to the Person in Article 423 of the Civil Code”
Yoshiteru Tsujigami (Associate Professor, Kanazawa University).
- (2) “Possibility of a Mutual Complement between Civil Law and Administrative Law”
Toshiaki Miyazawa (Lecture, Kinki University).

Second Section

- (3) “Mitigation of Damages and Equity”
Hideki Ishibashi (Associate Professor, Mie University).
- (4) “Effect of Mortgage on Property except Real Estate”
Tomoya Takahashi (Associate Professor, Osaka City University).
- (5) “Legal Doctrinaire Basis of the Reduction to a Higher Price”
Masakazu Harada (Associate Professor, Rikkyo University).
- (6) “A Study of the Cumulative Undertaking of Debt”
Kenichiro Endo (Associate Professor, Dokkyo University).

Third Section

- (7) “Duty to Disclose in the Contractual Relationship”
Shuichi Miyashita (Lecture, Shizuoka University).

II. *Japan Association of Land Law* held its 46th General Meeting at Nagasaki University on November 3 and 4, 2003.

Symposium:

First Day

1. Land Rights in China

- (1) “Thinking about the Importance of Reform of the Institutions of Land and Land Law on the Demand for Land”
YuZhi Zhou (Professor, Tsinghua University).
- (2) “Sale, Lease, Registration and Succession of Land—The Realities”
Xiang Shun Ding (Associate Professor, Renmin University of China).
- (3) “On the Development of the Real-Estate Market in Shanghai”
GuoMing Shen (Vice President, Shanghai Academy of Social Science).
- (4) “Expropriation of Land and Compensation for the Loss—The Comparison Between Japan and China”
Hirokuni Hiramatsu (Professor, University of Shimane).
- (5) “The Legal System of Condominiums and the Awaited Solution—Towards a Comparison with the Chinese Legal System”
Kuniki Kamano (Professor, Chiba University).

- (6) “Land and House Rental Law in Japan”
Shunji Fujii (Professor, Soka University).
- (7) “On the Legal Source of Land Use Rights in China (Real-Estate Lease in England)”
Takeshi Ono (Lecturer, Takasaki City University of Economics).
- (8) “Securitization of Real-Estate—A Suggestion from Japanese Law”
Shigeru Toriyabe (Professor, Hiroshima University).

Second Day:

2. Japanese Land Law—Taking Advantage of the Sub-Lease Contract (Decision of the Supreme Court on October 21, 2003).

- (1) “Looking at the Decision from a Critical Standpoint”
Yukihiko Sawano (Professor, Rikkyo University).
- (2) “Looking at the Decision from an Affirmative Standpoint”
Koji Omi (Professor, Waseda University).
- (3) “The Meaning of the Legal Dispute over Sub-Lease—From the Position of Real-Estate Practice”
Takashi Uematsu (Managing Director, Nomura Real Estate).
- (4) General Discussion

Third Day:

3. Japanese and Korean Land Law

- (1) “On the Evaluation of Real-Estate—From the Point of View of Cash Flow”
Masaaki Furuyama (Professor, Nagasaki University).
- (2) “The Real-Estate Cap Rate—An Outlook on Real-Estate from Investment Interest”
Katsuhiko Miyata (Real estate appraiser).
- (3) “An Analysis and Estimation of the Earning rate of a Rental Investment”
Chong-Min Pak (Professor, Korea Digital University).
- (4) “The Outline of an Online Application System in the New Real-Estate Registration Act”
Katsuhiko Hichinohe (Professor, Kyushu University).

- (5) “On the Registration of a Transfer on Sale Contract Using an Online System”
Myeong-Gu Choi (Pukyong National University).

3. Family Law

The Japan Association of Socio-Legal Studies on Family Law held its 21st Annual Meeting at Keio Gijuku University in Tokyo on November 13, 2004.

Younger Scholar Session:

“Recent Development of Same-Sex Marriage in United States”
Shinchi Suzuki (Lecturer, Aoyama Gakuin University).

Symposium: Reconstruction of Theories of the Organization and the Institution of Family Court

- “Introduction” Masayuki Tanamura (Professor, Waseda University).
- (1) “The Procedure for Family Disputes Resolution and the Organization of its Personnel in Germany”
Waichiro Iwashi (Professor, Waseda University).
- (2) “The Procedure for Family Disputes Resolution and the Organization of its Personnel in the United Kingdom”
Satoshi Minamikata (Professor, Niigata University).
- (3) “The Procedure for Family Disputes Resolution and the Organization of its Personnel in the United States”
Masao Kobayashi (Family Court Probation Officer, Hachioji Branch Office, Tokyo District Court).
- (4) “Divorce Procedure in France”
Noriko Mizuno (Professor, Tohoku University).
- (5) “The Procedure for Family Disputes Resolution and the Organization of its Personnel in Australia”
Tomiyuki Ogawa (Professor, Aichi Gakuin University).
- (6) “The Procedure for Family Disputes Resolution and the Roles of