



Niseko Ski Lodge Property and Asset Management

-A DIVISION OF EZO TOURISM SERVICES GK





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For owner-occupied, private holiday houses, vacation rentals and longer-term (local) rental properties.

Covering resort and regional areas including Hirafu, Kutchan, Kabayama, Soga, Higashiyama, Annupuri, Moiwa, Niseko town, Makkari, Kyogoku, Kimobetsu, Rusutsu, Kombu, Rankoshi, Chisenupuri.

Analysis and Due Diligence

- Professional advice for your upcoming projects.

Commercial licensing

- We prepare hotel “ryokan”, minpaku and other necessary licenses for your Niseko property.
- Assistance with fire safety compliance, restaurant certification and other regulatory needs.

Utilities, Insurance, Compliance

- We organise everything, plus assistance with your accounting and legal obligations.

Marketing your vacation rental

- Maximum exposure with website, booking channels, OTA listings, an extensive network of travel agencies, backed up by ongoing social media presence and dedicated marketing team.

Housekeeping

- High-quality commercial cleaning.
- Professional linen and towel service.

Maintenance / asset protection

- Snow clearing, pest control, landscaping, upgrades and repairs.

Project management & interior design

- a comprehensive network of contractors for minor repairs to renovating or building your dream holiday home.
- 10+ years' + experience with local licensing regulations, and Hokkaido's unique conditions

Vehicle management

- source, purchase, register, insure and maintain your vehicle, snowmobile, watercraft.

Monthly reports and banking

- domestic (JPY) trust bank account, exclusively for your property/portfolio
- Transparent, audited monthly reports, directly linked to our property management system for all bookings and detailed expense reports.
- Bill payments, and assisted purchases.

Owner benefits

- Deal with dedicated, professional property managers
- Concierge and travel planning
- Access to exclusive services for owners and friends - exclusive ski school and backcountry guiding packages, day tours, summer camps, special rates for friends at our other accommodation

Concierge

- for guests and owners
- Airport pickup, booking ski lessons, guiding, adventure trips, birthday cakes, champagne on arrival, breakfast baskets, restaurant bookings, catered BBQ's, in-house chef, Otaru / Lake Toya / Sapporo tours - anything you need



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<p><u>Fully Transparent Fees</u></p> <p>Property Management - Our basic service includes bill payments, monthly accounting, plus having access to our office and on-ground team to arrange support as needed (identified below) at relevant rates.</p>	<p>¥13,000 / month - plus 10% tax (¥14,300 / month incl tax)</p> <p>Multiple Properties in the same building ¥5000 / month per property - plus 10% tax (¥5500 / month incl tax) - if we manage 3 or more apartments in the same building</p>
<p>Vehicle Management - We will buy and manage a vehicle on your behalf. We can arrange purchasing, insurance, registration, regular maintenance and checks to keep your car in optimal condition. *hourly charges apply as required</p>	<p>¥3,000 / month - plus 10% tax (¥3,300 / month incl tax)</p>
<p>Additional Services</p> <ul style="list-style-type: none"> • maintenance / snow clearing • concierge (special requests) • housekeeping • administrative / translation <p>Specialist Services</p> <ul style="list-style-type: none"> • Roof snow clearing / maintenance - rope accessed work at heights. • Heavy machinery (snow blower / digger) - includes machine, fuel, operator. 	<p>¥3,500 / hour - plus 10% tax (¥3,850 / hour incl tax)</p> <p>¥6,000 / hour - plus 10% tax (¥6,600 / hour incl tax)</p>
<p>External Services (performed by other service providers).</p>	<p>Arranged at cost (no hidden fees). We only charge our hourly rates for labour / admin support time as required.</p>
<p>Rental management services- when property is marketed for holiday rentals -property management fees (marketing setup, ongoing guest services, check in / check out processes, government compliance, billing).</p>	<p>15% of GROSS sales - this does not include travel agent fees / merchant (banking) fees, or town accommodation taxes (where applicable).</p>

*Tax inclusive rates refer to 10% Japanese National Consumption tax, unless expressly indicated
 Contact our team today, to discuss the best strategy for your Niseko property
info@nisekoskilodge.com