



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 - access to our exclusive ski school, backcountry guides, day tours, summer camps, special rates 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



Fees

[illegible]

*All quoted rates include 10% Japanese National Consumption tax unless expressly indicated

Contact our team today, to discuss the best strategy for your Niseko property