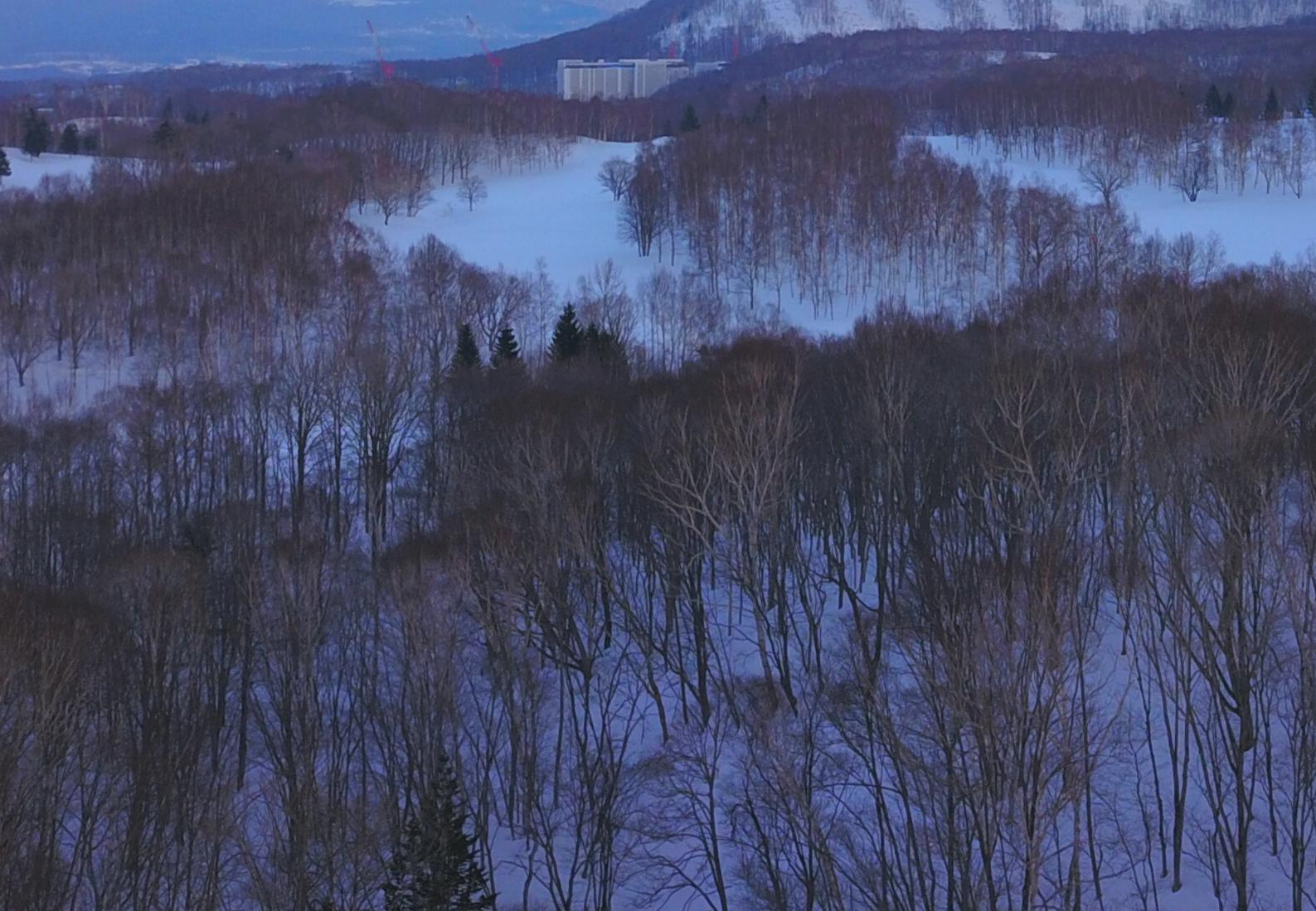


# Niseko Ski Lodge Property and Asset Management

-A DIVISION OF EZO TOURISM SERVICES GK



## NISEKO Niseko Ski Lodge Property and Asset Management

### -A DIVISION OF EZO TOURISM SERVICES GK

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.

#### <u>Utilities, Insurance, Compliance</u>

• 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.

#### <u>Concierge</u>

- 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

## NISEKO SKILODGE -A DIVISION OF EZO TOURISM SERVICES GK

Fees

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<u>Monthly property management fee</u> (includes up to 3 hours maintenance services/ property checks/ admin), monthly reports, trust accounting.	¥11,000 / month *discounts available where multiple properties or units are in the same complex
<u>Monthly vehicle management fee</u> (includes up to 1 hour maintenance, driving to keep working, admin assistance with registration / insurance / servicing / repairs)	¥3300 / month
<ul> <li><u>Additional services</u> - in excess of monthly included time</li> <li>maintenance/snow clearing services</li> <li>concierge services</li> <li>housekeeping</li> <li>admin</li> <li>translation services</li> <li>special projects - renovations / project</li> <li>management</li> <li>licensing assistance</li> <li>Vehicle assistance/repairs</li> </ul>	¥3300 / hour
<ul> <li>Roof snow clearing / maintenance - rope accessed work at heights.</li> <li>Machines (snow blower / digger) with operator</li> </ul>	¥5500 / hour
External Services (performed by other service providers)	Arranged at cost (no hidden fees) Standard hourly fees apply when our team needs to translate/attend the property during repairs or services.
<u>Holiday rental property fees</u> Booking management commission - covering marketing, OTA (booking channel) / agent commissions, guest services, billing, check-in/check- out processes	31.5% of funds received (after exchange rates / banking fees)
Long term tenancy fees If successfully marketed for rental for year round (12+months) or for a seasonal winter	One half of one month's rental fee, plus 10% national sales tax*

\*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