



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.

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 - maintenance services / property checks / admin / monthly accounting. Monthly fee includes up to 3 hours labour / support *additional charges apply for excess time</p>	<p>¥11,000 / month - incl up to 3 hours admin support</p> <p>Multiple Properties ¥4400 / month (per property) - if we manage 3 or more houses / apartments in the same complex. Includes up to 1 hour admin support / month per property</p>
<p>Vehicle Management - purchasing, arranging insurance, registration, regular maintenance and checks to keep your car in optimal condition. Monthly fee includes up to one hour labour / support *additional charges apply for excess time</p>	<p>¥3300 / month</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>¥3300 / hour</p> <p>¥5500 / hour</p>
<p>External Services (performed by other service providers)</p>	<p>Arranged at cost (no hidden fees)</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>13.5% of GROSS sales - this does not include travel agent fees / merchant (banking) fees, or town accommodation taxes (where applicable)</p>
<p>Long term rental (seasonal or full year)</p>	<p>7.7% of GROSS sales</p>

*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
info@nisekoskilodge.com