



Niseko Consulting

Real estate investment and consulting services in Niseko

List of Real Estate Service Fees

Real Estate Commission Fees (sales) ¥3% of sales price + ¥60,000

Real estate commission is paid by both the seller and buyer of real estate in Japan and is payable at settlement. We offer a reduced commission of 2.5% for sales over ¥100,000,000.

Real Estate Commission Fees (rental) ¥One month's rent

Commission on rental is fixed by law to one month's rent. This is usually shared between owner and lessee.

Acquisition Tax Payment (tax proxy) ¥15,000 per payment

Acquisition tax is paid once following acquisition of real estate. It is calculated as 3% of the local council's evaluation.

Fixed Asset Tax Payment (tax proxy) ¥15,000 per payment

Fixed asset tax is paid yearly on real estate in Japan and is calculated as 1.4% of the local council's evaluation. Please note that we charge a ¥7,500 fee for the one-time tax proxy registration.

Real Estate Appraisal (agent prepared) ¥30,000 per appraisal

Official registered real estate agent appraisal prepared by Niseko Consulting. This appraisal is not recognised by financial institutes.

Real Estate Appraisal (appraiser prepared) ¥Quote on request

Official appraisal prepared by a Sapporo-based officially registered appraisal office. This is recognised by all Japanese financial institutes.

Trust Account and Money Handling ¥10,000 per month

Exclusive-use trust account for holding and transferring money within Japan. Monthly cashflow report included.

General Consulting Fees ¥5,000 per hour

General consulting includes any services that are not included above. We can prepare a quote for work where necessary.

Outsourced Work with Full Translation ¥Quote on request

We will prepare a quote for the following work: surveys, subdivisions, land development plans, topographical surveys, landscaping, land clearing. Our fees are calculated at our general consulting rate of ¥5,000 yen per hour.

Please note that all fees are subject to 5% consumption tax

Real Estate license Shiribeshi (1) No. 346

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