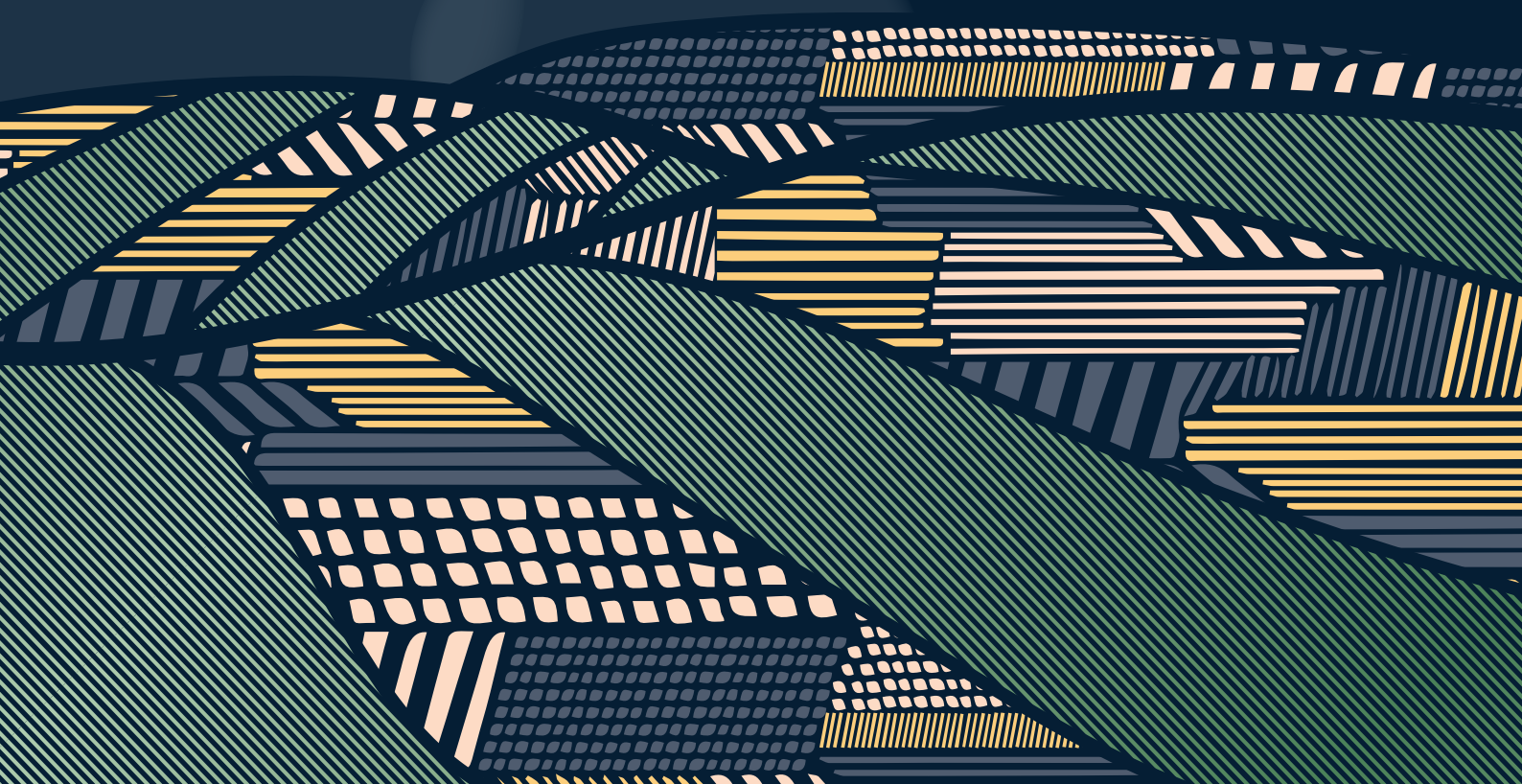




KAKU  
PLACE

FURANO | HOKKAIDO











## WAKE UP SMILING

Your place in the sun. By yourself or with your family. Some place to eat, be merry and have fun. A quiet corner to think and get away from it all. A place that is warm, comfortable and full of adventure. A place to challenge yourself and extend your reach. This is that place.

Furano. A city in the prefecture of Hokkaido, Japan. Known worldwide as a top tourist destination and famous for its lavender fields. Its summer season is full of colour, fragrant flowers and sunshine. In winter, it is the ultimate destination for powder hounds with multiple groomed runs catering to skiers of every level.



# COLOURFUL FURANO

Although flower viewing and the eating of “soft cream” (local ice cream that comes in amazing flavours!) are the most popular activities in the summer, the region around Furano also offers up a dizzying array of outdoor activities such as rafting, canoeing, hiking and cycling. The Sorachi river and the stunning Daisetsuzan mountain range serve as a dramatic backdrop and canvas for all manner of adventures.

Dotted with working farms and wineries, the area is flush with superior dairy products, fresh food produce and an ever improving collection of wines.

## SUMMER ACTIVITIES:

Golf | Fishing | Horse Riding | Cycling | Paragliding |  
Canoeing | Kayaking | Rafting | Trekking







## EXCITING KITANOMINE

The village of Kitanomine is the iconic and main support village of the "Furano Ski Area". The ski area consists of two ski zones - the Kitanomine Zone and the Furano Zone - and has hosted 10 FIS World Cup Ski events and 2 Snowboard World Cup events. Kitanomine sits as a suburb to the main city of Furano.

With magical powder snow, known as being some of the lightest and driest in Japan, the ski season starts in late November and

runs through to early May. The ski experience is second to none with a yearly average snowfall of 9m, and the weather conditions are generally stable with frequent bluebird days

### WINTER ACTIVITIES:

Skiing | Snowboarding | Snowmobiling | Onsen Hotsprings | Tubing | Sledding | Snow Shoe Trekking | Ice Fishing



# CENTRAL LOCATION

Ideally located in the centre of Kitanomine, Kaku Place is just steps from Route 800, the main east-west artery running the length of Kitanomine village. Within walking distance to the main Kitanomine gondola, it is also only a 10 minute walk across the Sorachi river to Furano city centre.

## SKI RESORT FACTS

Ski Zones:	2
Ski Lifts:	9
Ski Trails:	24
Operation:	End of November to beginning of May

## GETTING HERE



CAR FROM NEW CHITOSE AIRPORT

Travel time: 2 hours



BUS FROM NEW CHITOSE AIRPORT

Travel time: 2 hours 30 min



JR TRAIN FROM SAPPORO TO FURANO STATION

Travel time: 2 hours 15 min

ASAHIKAWA  
SAPPORO  
KITANOMINE  
FURANO  
NEW CHITOSE  
AIRPORT

HOKKAIDO  
JAPAN





# PROJECT OVERVIEW

Land Size:	823 sqm
Building Size:	1225 sqm
Building Footprint:	284 sqm
Apartment Units:	16
Carpark Spaces:	6-8 outdoor spaces
Owner's Storage:	1 per unit
Ski Lockers:	1 per unit
Ownership:	Freehold
Developer:	MHL Tate GK

All figures are for reference only and may be subject to change.



## UNIT BREAKDOWN

UNIT NO.	LEVEL	TYPE	NET SIZE (SQM)	NET SIZE (TSUBO)	VIEW DIRECTION
101	1/F	2 Bedroom + Deck	72.78	22.01	Mt. Tokachi
102	1/F	2 Bedroom + Deck	72.78	22.01	Mt. Tokachi
201	2/F	1 Bedroom	42.77	12.93	Ski Slope
202	2/F	2 Bedroom	64.08	19.38	Mt. Tokachi
203	2/F	2 Bedroom	64.08	19.38	Mt. Tokachi
204	2/F	1 Bedroom	42.77	12.93	Ski Slope
301	3/F	1 Bedroom	42.77	12.93	Ski Slope
302	3/F	2 Bedroom	64.08	19.38	Mt. Tokachi
303	3/F	2 Bedroom	64.08	19.38	Mt. Tokachi
304	3/F	1 Bedroom	42.77	12.93	Ski Slope
401	4/F	1 Bedroom	42.77	12.93	Ski Slope
402	4/F	2 Bedroom	64.08	19.38	Mt. Tokachi
403	4/F	2 Bedroom	64.08	19.38	Mt. Tokachi
404	4/F	1 Bedroom	42.77	12.93	Ski Slope
501	5/F	3 Bedroom	98.17	29.69	Mt. Tokachi / Ski Slope
502	5/F	3 Bedroom	99.61	30.13	Mt. Tokachi / Ski Slope



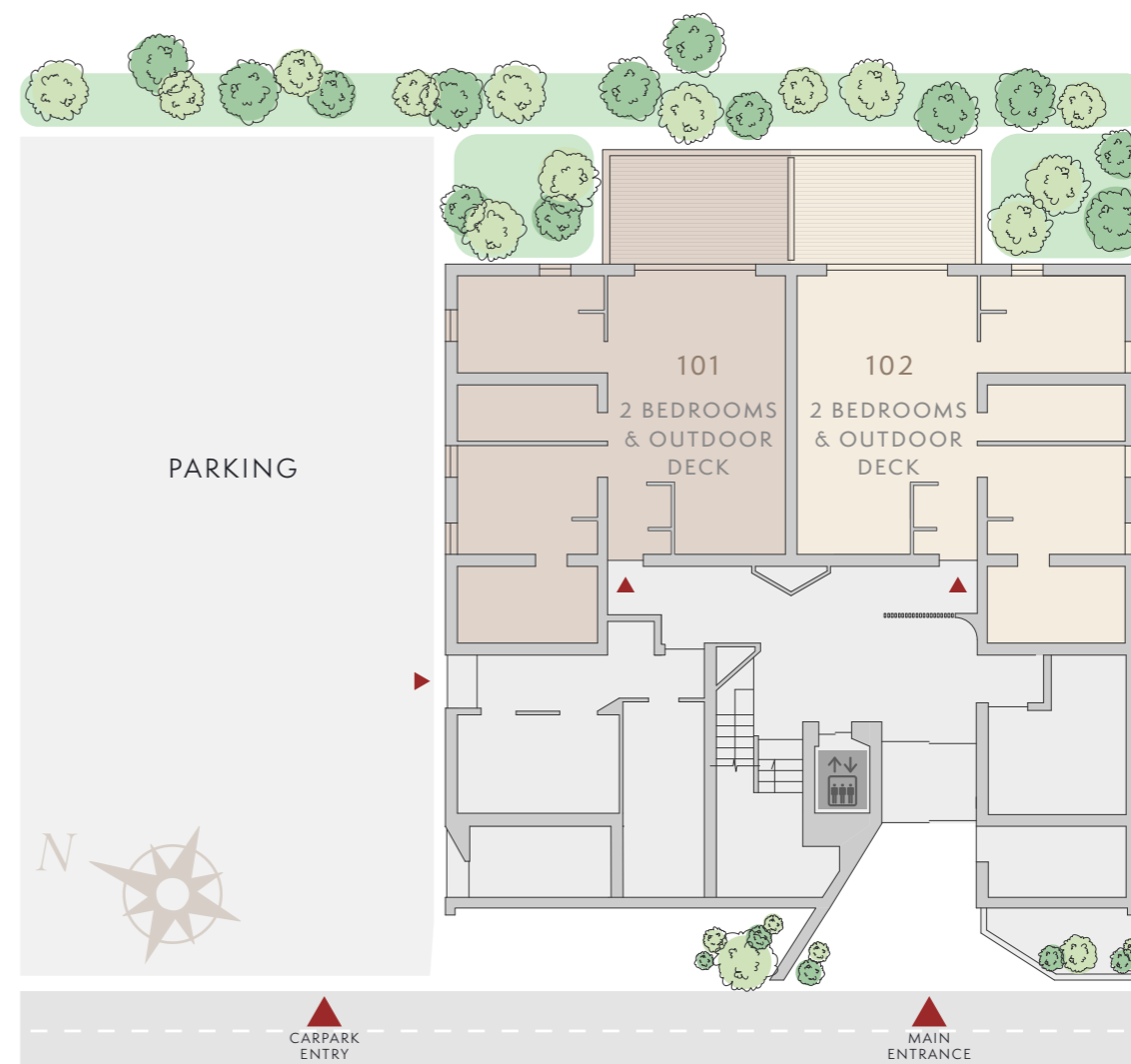
# PROJECT DETAILS

## BUILDING

Roof:	Concrete
Windows:	PVC aluminium and timber with double glazing
External Walls:	Concrete, block walls, brick, Hokkaido cedar
Lobby Finishes:	Tile / wallpaper

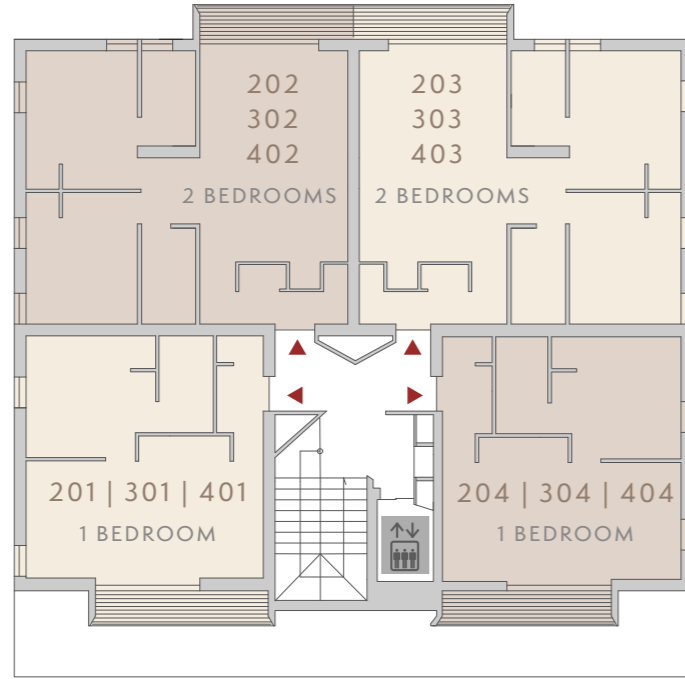
## UNITS

Flooring:	Wood/ tile / carpet
Internal Walls	Wallpaper / paint / concrete finish
Ceiling:	Paint
Entry Door:	Solid core wood
Internal Doors:	Hollow core wood
Bathroom:	Tile
Kitchen:	Wood / tile
Air-conditioning:	Living & dining rooms / ceiling fans in bedrooms
Heating System:	Panel heaters / gas boiler
Floor Heating:	Bathrooms
Lighting:	Mainly LED
Utilities	Water / electricity / telephone / internet / gas

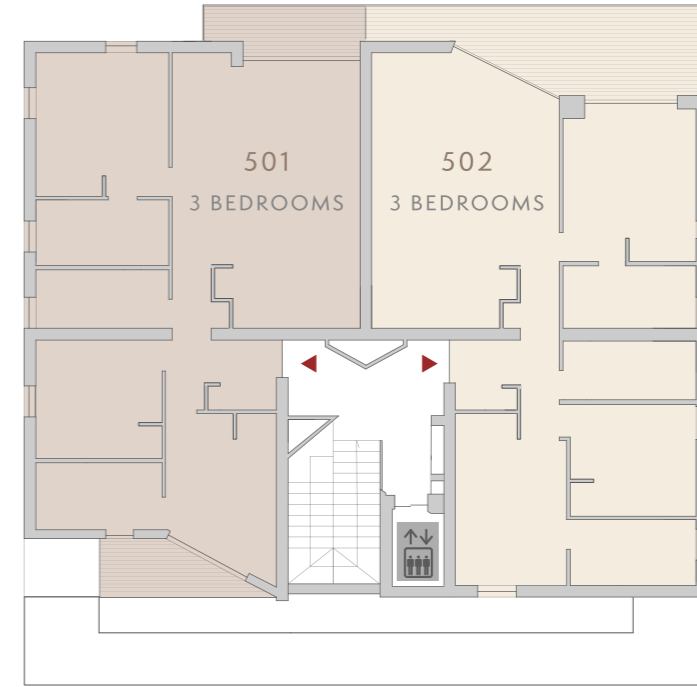




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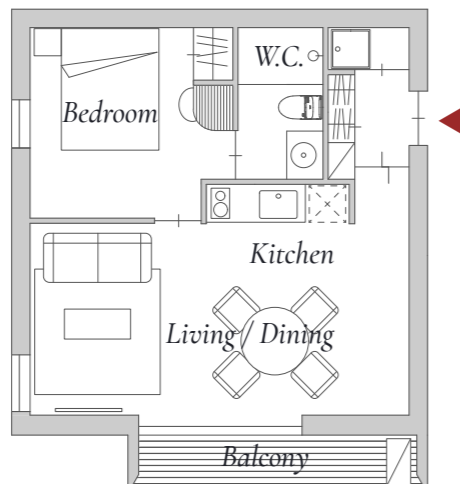


1 BEDROOM UNIT

1 BEDROOM UNIT

201 | 301 | 401

42.77 sqm



Map - 2nd | 3rd | 4th Floor



204 | 304 | 404

42.77 sqm



Map - 2nd | 3rd | 4th Floor



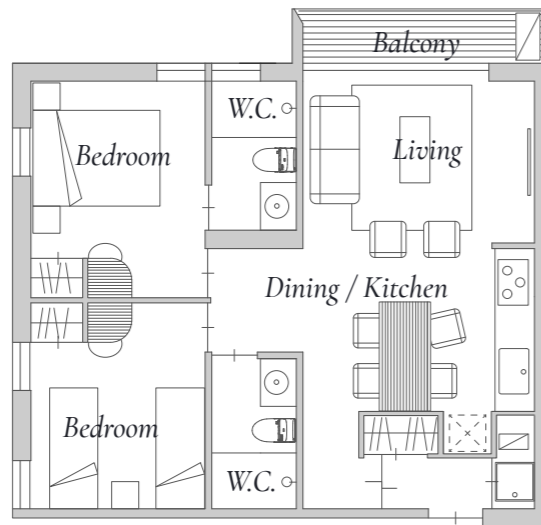


2 BEDROOM UNIT

2 BEDROOM UNIT

202 | 302 | 402

64.08 sqm

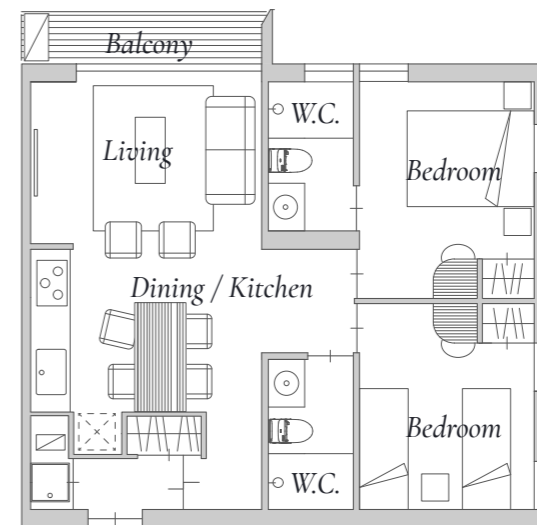


Map - 2nd | 3rd | 4th Floor



203 | 303 | 403

64.08 sqm

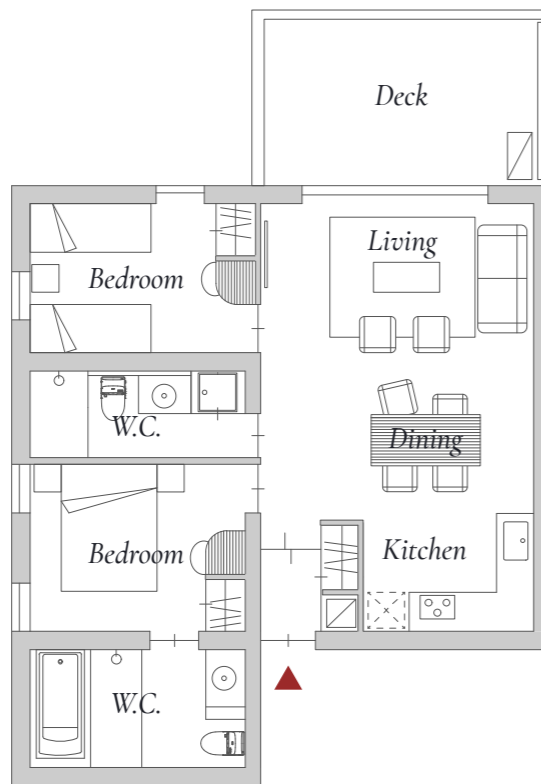


Map - 2nd | 3rd | 4th Floor

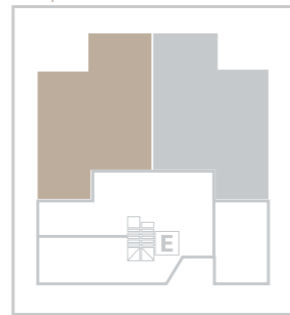


2 BEDROOM UNIT  
WITH OUTDOOR DECK

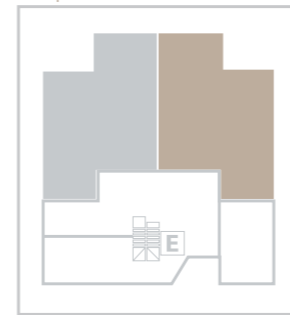
101  
72.78 sqm



Map - 1st Floor

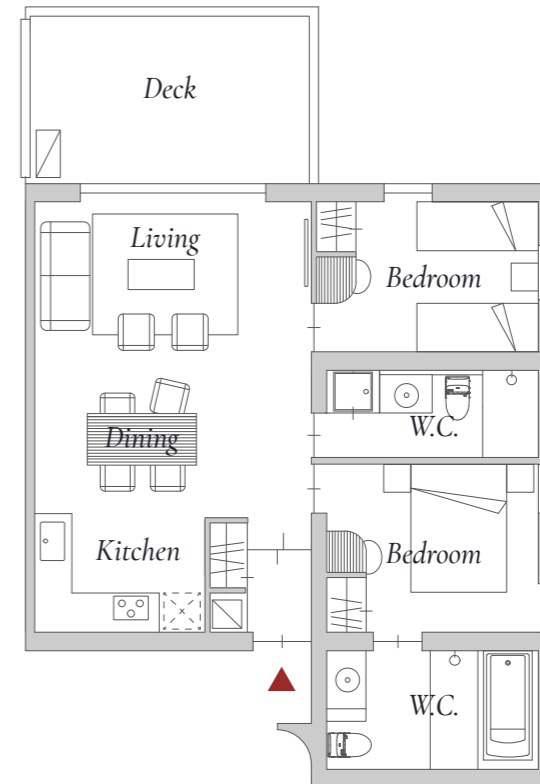


Map - 1st Floor



2 BEDROOM UNIT  
WITH OUTDOOR DECK

102  
72.78 sqm



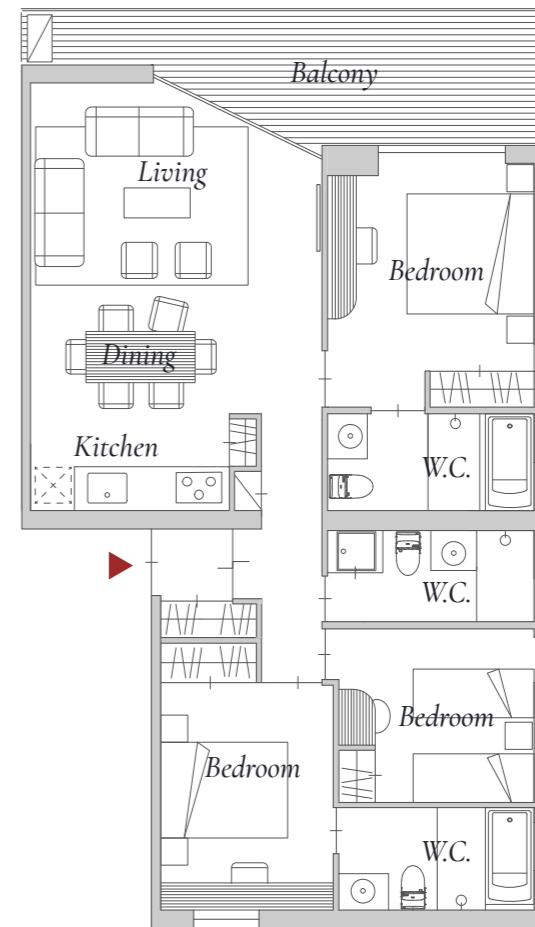
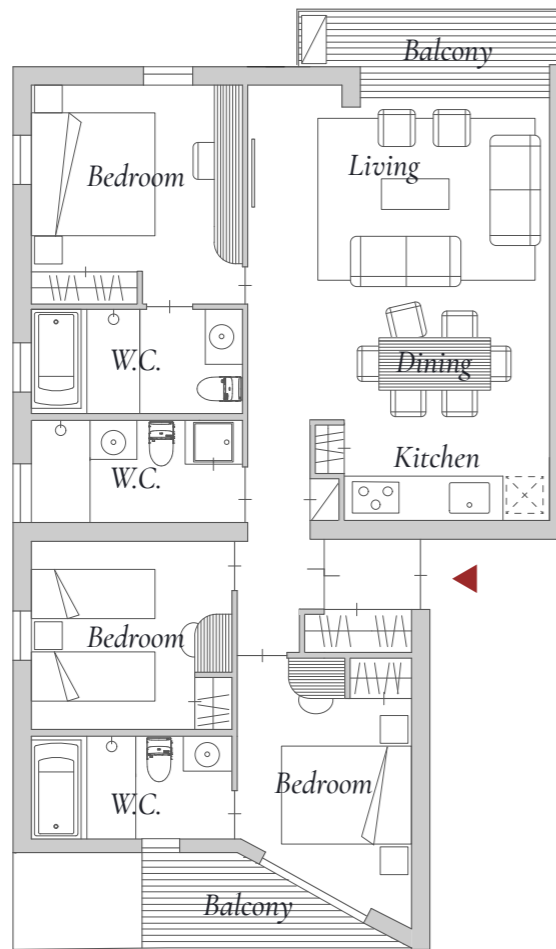


3 BEDROOM UNIT

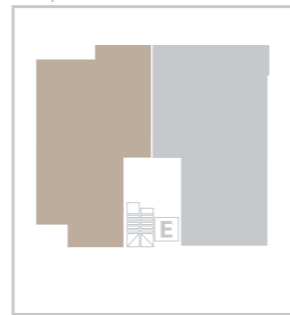
3 BEDROOM UNIT

501  
98.17 sqm

502  
99.61 sqm



Map - 5th Floor



Map - 5th Floor





Aruku-zaka Street

DEVELOPER

**METROPOLY**  
METROPOLY HOLDINGS LIMITED



Yanagi House



Konaya



Konaya



Aruku-zaka Street

## ABOUT METROPOLY

Metropoly Holdings Limited is a real estate development, investment and asset management firm in Asia that delivers sustainable commercial returns and positive social outcomes across a spectrum of attractive real estate classes in strategic locations across the world.

Metropoly's current real estate portfolio includes investments in more than 1,600,000 sqm of floor area in China and Japan, primarily in specialized logistics/light industrial, and integrated real estate developments. We create capital appreciation opportunities through repositioning, restructuring, project development and improved asset management. Our in-house real estate management and advisory services are mobilized across multiple sectors and geographies, including frontier markets. This enables Metropoly to generate value at every stage of an asset's life cycle, wherever the location.

Headquartered in Hong Kong, Metropoly has offices in Beijing, Shanghai and representatives in Japan and Seoul.





N Residence



Pure Nuts!! Gymnasium



The Ordinary House

ARCHITECT DESIGNER

AKASAKA  
SHINICHIRO  
atelier

## ABOUT AKASAKA SHINICHIRO ATELIER

### DESIGN PHILOSOPHY

"...Rather than imposing our own designs unilaterally, we think of clients as equal partners in the process of discussing requests and problems, which are then resolved through design and planning. While the end product of this process is a physical structure, we think of our fundamental role as designing human-to-human and human-to-environment relationships. Our goal is to create architecture whose meaning and purpose is derived through ongoing communication with clients."

### DESIGN CONCEPT FOR KAKU PLACE

Conceptualised as a stone marker in the majestic mountains surrounding Furano, Kaku Place exudes a simple yet strong presence. Based on a cubical structure, the exterior architecture is articulated to reflect the individual dwelling units, showcasing activity both internally and externally.

Designed and constructed with concrete, brick and wood, these materials have a long history of manufacture and use in Hokkaido. They are brought together at important junctions of the building to highlight their strength, warmth and beauty. The comfortable and uncluttered interior spaces provide excellent functionality whilst showcasing large window views of the beautiful, organic and ever-changing scenery of Furano.



Gentem Stick Showroom Cafe & Gallery





Cloud 9

## ABOUT H2 GROUP

As Niseko's first foreign developer, H2 Group has been at the leading edge of the real estate market since 2003. At that time, when a few adventurous foreign skiers were discovering the joys Niseko had to offer, H2 broke the mould by developing and managing the first western-styled accommodation in Hirafu.

Over a decade later H2 continues to be at the forefront of building and managing iconic, contemporary housing and condominiums, but has expanded to areas beyond Niseko. It gives us great pleasure to be able to introduce H2 and their high standard of asset management services to clients in Furano.

Their success is largely attributed to the philosophy of putting owners first. H2 offers a transparent property management solution. Drawing on 16 years of experience in Niseko, they provide a flexible, owner-focused service for luxury homes and accommodation.

Whether it's your private hideaway home, or a rental investment, they'll take care of you and your asset.



Chalet Luma



Escarpment Estate



Foxwood



Puffin



Yukihyo

PROPERTY &  
LEASING MANAGER







# EFFORTLESS OWNERSHIP

---

- ✓ In-house check-in service with on-call emergency staff 24/7.
- ✓ Winter shuttle service to ski slopes.
- ✓ Ski/board storage within the building for safe keeping.
- ✓ Easy check-in and check-out service.
- ✓ Housekeeping service for rooms.
- ✓ Concise financial statements issued monthly to owner.
- ✓ Custom-made continuous marketing content to stimulate steady and growing occupancy.

Developed by

**METROPOLY**  
METROPOLY HOLDINGS LIMITED

Managed by



# MANAGEMENT SCHEME

## Initial Administrative Set Up

¥150,000 (one time set up) exclusive of consumption tax

### Inclusions

- Setup owner account into property management system.
- Establish a property file with required information regarding bank accounts and other administrative requirements.
- Organise an initial insurance quote.
- Contract initial gas, water, electricity and kerosene suppliers.
- Organise NTT telephone and internet connection to the property (does not include wifi setup).
- In-room wifi router installation (hardware expense excluded).
- File property acquisition tax proxy application and fixed asset tax proxy application.
- Hotel Licensing.
- Liaise for property registration (up to 2 hours of administration).
- Basic labelling of electric appliances for ease of guest use.
- Creating an information compendium for property with instructions for included electronic goods.

## Monthly Administration Fee

¥30,000 per month for 1-bedroom units

¥35,000 per month for 2-bedroom units

¥35,000 per month for 3-bedroom unit

(All prices exclusive of consumption tax)

The Monthly Administration Fee provides an on-the-ground administration team that coordinates owner stays, processes and records regular property expenses, and communicates your requests to relevant departments.

- Maintain full and adequate books of accounts in keeping with generally accepted accounting principles.
- Process and record utility, insurance, snow clearing and housekeeping bill payments.
- Process and record community association and management association levy payments.
- Process and record property acquisition tax and fixed asset tax bill payments.
- Process and record personal owner deposits and withdrawals.
- Organising commissionable guest services for holiday stays.
- Back of house office administration including filing, data entry, updating files, etc.

## Holiday Letting Services

23.5% of accommodation rates

H2 Group provides a sales and marketing team to maximise holiday rental income, and a guest service team to provide in-resort services for guests.

### Inclusions

- Market analysis and rental rate setting to maximize the rental income for each owner.
- Advertise, market and promote the property for domestic and international guests. Contract and liaise with third-party travel agents and wholesalers.
- Booking allocation and management.
- Rental deposit connection from guests and travel agents.
- Organise guest services for paying customers.
- Provide a reservation service on a year-round basis.
- Pre-arrival inspections, check-in services, check-out services and damage inspections for paid bookings.

### Exclusions

- Housekeeping
- Utilities
- Maintenance
- Management association expenses

## Owner Use

14 nights summer peak, 14 nights winter peak

- Owners are not charged any accommodation fees or commissions during the following allotted use:
  - o 14 nights in summer peak season from June to September.
  - o 14 nights in winter peak season from December to March.
  - o Unlimited use (subject to availability) in shoulder seasons of April, May, October and November.

## Excess Owner Use

10% of rack rate, exclusive of consumption tax

- Charged on excess owner use during summer peak and winter peak seasons.
- Not charged for owner use during shoulder months.

\*Management association expenses and chargeable work rates not included.





## BUYING GUIDE

Metropoly Holdings Limited is proud to have appointed H2 Christie's International Real Estate as the master sales agent for Kaku Place. There are no restrictions regarding real estate ownership of both land and buildings in Japan. Regardless of visa status, foreigners may purchase property. All title of the land and/or property is freehold.



## REQUIRED DOCUMENTS

### FOR EVERYONE:

- Power of attorney (for solicitor)

### FOR INDIVIDUAL:

- Affidavit/ certificate of proof of address  
\*Contents must include: full name, address (including postal code if available), date of birth, tax payer ID number, occupation
- Photocopy of passport or government issued photographic identification

### FOR COMPANY:

- Company registration  
\*Document such as affidavit, Certificate of Incumbency, company registry
- Company information containing "Type of Business"; additional documents may be required if company "type of business" falls under investment

## STEPS TO PURCHASING REAL ESTATE IN JAPAN



### 1. REVIEW

- Receive sales brochure or property information
- Review terms and conditions
- Review plans, rendering and specifications



### 2. OFFER TO BUY

- Sign a "Commitment to Purchase" agreement



### 3. CONTRACT

- Sign the "Statement of Important Matters"
- Sign the "Sales Contract"
- Payment of the deposit
- Appoint solicitor



### 4. CLOSING

- Ownership transfer
- Payment of remainder of sales price
- Payment of contract stamp duty
- Payment of Property Acquisition Tax
- Payment of Fixed Asset Tax
- Payment of Registration License Tax and judicial scrivener fee



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# FURANO, HOKKAIDO



[www.kakuplace.com](http://www.kakuplace.com)

**METROPOLY**  
METROPOLY HOLDINGS LIMITED

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