

Residential-use sites

Maintenance Fees (common to all lots)

Cost per lot			¥ / month
Project maintenance fee	CATV upkeep maintenance fee	Total	
¥5,670	¥105	¥5,775	

Water and sewage upkeep maintenance fees

To be charged after first usage (up to 10 m³)

Water service fee	Water meter usage fee	Sewage maintenance fee	Total
¥2,100 φ 20 (base: 10 m ³)	¥252	¥3,780 (up to 100 m ² building area)	¥6,132
		¥5,985 (up to 200 m ² building area) <small>* An additional ¥2,205 for each 100m² building area thereafter</small>	¥8,337
Excess charge: ¥210/m ³		Excess charge: ¥157/m ²	

Assessments/Major Repair Appropriations (Lump sum when land is transferred)

Assessments (per lot)			
CATV	Street lighting	Monuments	Total
¥26,250	¥8,400	¥50,400	¥85,050

Major repair appropriations

Water	Sewage	CATV	Total
¥134,000 (20 φ)	¥88,000 (up to 100 m ² of building area)	¥8,000	¥230,000
	¥176,000 (up to 200 m ² of building area) <small>* An additional ¥88,000 for each 100 m² thereafter</small>		¥318,000

Commercial lodging-use sites

Maintenance Fees (common to all lots)

Project maintenance fees			¥ / month
Project maintenance fee	CATV upkeep maintenance fee	Total	
¥9,975	¥840	¥10,815	

Water and sewage upkeep maintenance fees

To be charged after first usage (up to 25 m³)

Water service fee	Water meter usage fee	Sewage maintenance fee	Total
¥5,250 φ 30 (base: 25 m ³)	¥430	¥4,410 (up to 10 rooms)	¥10,090
		¥8,820 (up to 20 rooms) <small>* An additional ¥4,410 for each 10 rooms thereafter</small>	¥14,500
Excess charge: ¥210/m ³		Excess charge: ¥157/m ²	

Assessments/Major Repair Appropriations (Lump sum when land is transferred)

Assessments (per lot)			
CATV	Street lighting	Monuments	Total
¥157,500	¥11,550	¥71,400	¥240,450

Major repair appropriations

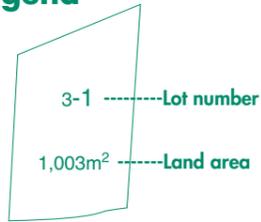
Water	Sewage	CATV	Total
¥443,000 (30 φ)	¥176,000 (up to 10 rooms)	¥47,000	¥666,000
	¥352,000 (up to 20 rooms) <small>* An additional ¥176,000 for each 10 rooms thereafter</small>		¥842,000

Mt. Niseko Annupuri
(1,390m) ▲



Sale Lots

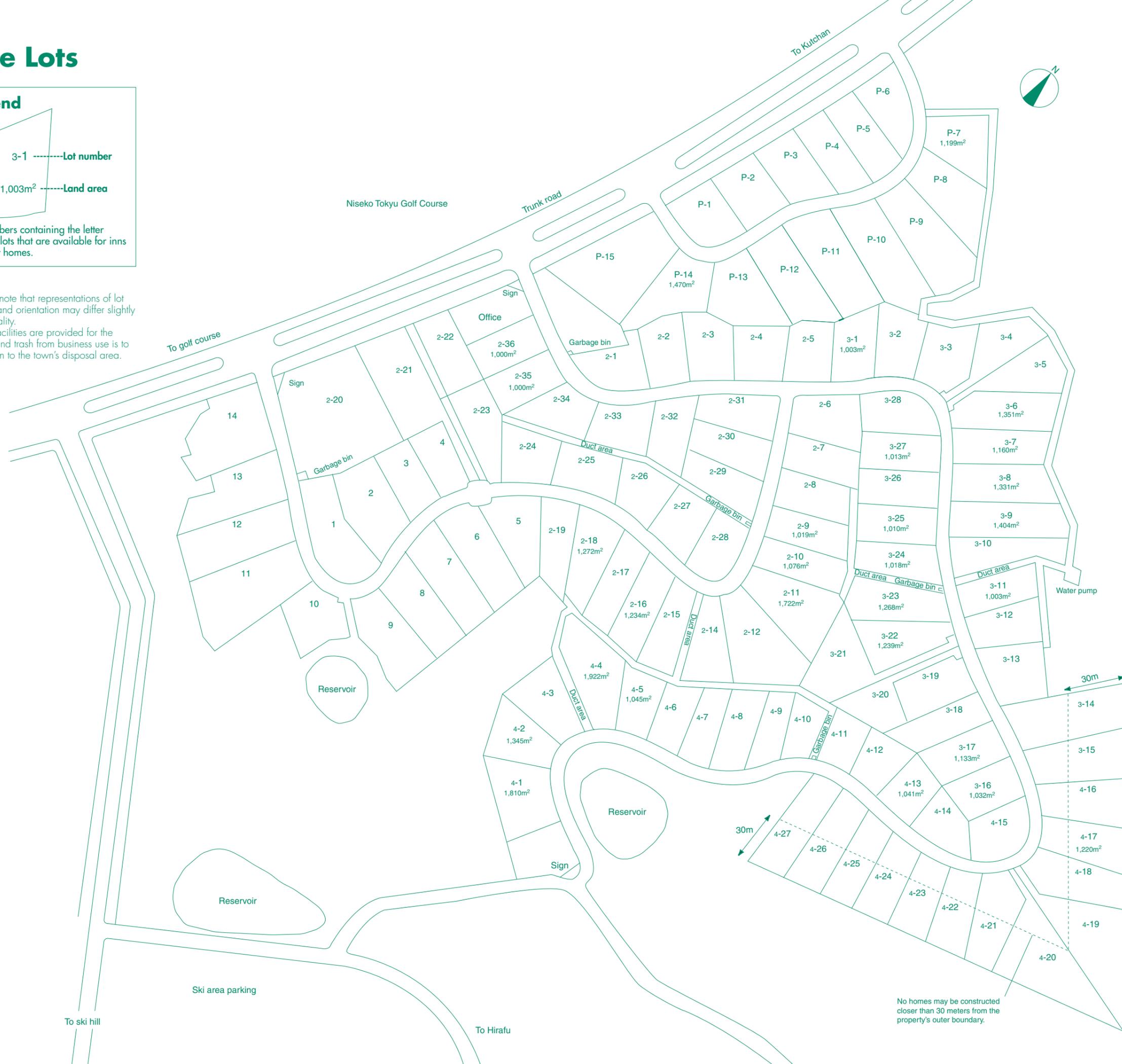
Legend



Lot numbers containing the letter "P" are lots that are available for inns or guest homes.

Notes:

1. Please note that representations of lot shape and orientation may differ slightly from reality.
2. Trash facilities are provided for the villas, and trash from business use is to be taken to the town's disposal area.



Property Overview

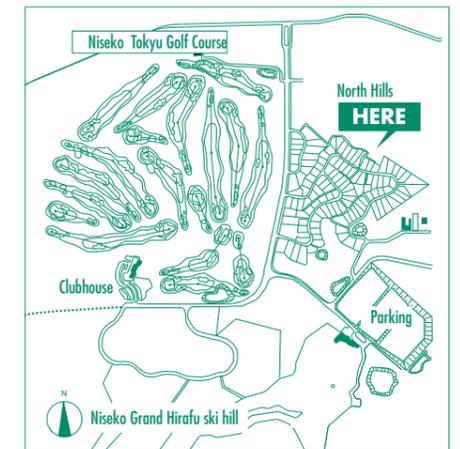
(Residential-use, commercial lodging-use sites)

Name: Niseko Resort North Hills / **Sales price:** ¥6,000,000-¥13,950,000 / **Area:** 1,000-1,922 m² (single lot) / **Total No. of lots:** 120 / **No. of lots for sale:** 27 / **Land classification:** Field and others / **Title of land:** Ownership / **Delivery:** Immediately available / **Developer:** Tokyu Land Corporation

Common Features

Location: 305 Aza Asahi, Kutchan-cho, Abuta-gun, Hokkaido / **Access:** About 2 hours from Sapporo by car (about 105 km using National Route 230, 10-min. drive from JR Kutchan Sta.) / **Maintenance fee:** Project maintenance fee: ¥5,775/month (residential-use site), ¥10,815/month (commercial lodging-use site), water and sewage upkeep maintenance costs: ¥6,132/month (residential-use site), ¥10,090/month (commercial lodging-use site) / **Major repair appropriation:** ¥230,000 (residential-use site), ¥666,000 (commercial lodging-use site), lump sum when the premises are handed over / **Assessments:** ¥85,050 (residential-use site), ¥240,450 (commercial lodging-use site), lump sum when the premises are handed over / **Road width:** 8.0-9.0 meters wide (inside pavement width: 6 meters) / **Utilities:** (1) Water supply: Service into plots completed; (2) Drainage: Sewage is connected to sewage treatment plant (residential sewage boxes set up); (3) Electricity: Hokkaido Electric Power Co.; (4) Telephone: NTT; (5) Gas: Propane / **Areas and district:** Outside the urban planning area, privately-owned forest land subject to regional forestry planning / **Development approval:** Environmental Admin. Directive No. 565 dated Sept. 20, 1995 for specified act of development, Conservation Directive No. 688 dated Sept. 20, 1995 for Woodlands Development Act / **Building-to-land ratio:** 30% / **Building height:** Up to 13 meters, eave height 9 meters (self-restricted) / **Security deposit protective agency:** Fudosan Shinyou Hosho K.K. / **Developer:** Tokyu Land Corporation / **Current land owner and proprietor:** Niseko Kogen Kanko K.K. / **Management:** Tokyu Resort Service Co., Ltd.

Note: Values are based on national land use planning law and were confirmed in advance. These figures are current as of January 1, 2006. Some sites may be no longer available. Please contact our sales representatives for the latest information.



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FOR INQUIRY

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