

Your Trusted Neighbor in Kyoto

Your home in Kyoto holds memories, history, and meaning
— and it deserves to be cared for with the same love and
attention you would give it yourself.

Distance should never mean worry. Whether you're across
Japan or on the other side of the world, we're here
— looking after your sanctuary every step of the way.



matoba Co., Ltd.

457-1-203, Hachijocho, Minami Ward, Kyoto, Japan

Kyoto Prefecture Governor's License (1)15143

Inquiry: mail@matoba-ltd.jp

Guide to Property Management Services

for
Overseas Owners





Scope of Services

Step.1 Inquiry & Agreement

Contact us for a tailored management plan. Services begin upon signing the agreement and paying initial fees.

Step.2 Monthly Inspections

We check the interior and exterior monthly, carefully handling chosen options like running water, ventilation, and mail collection.

Step.3 Progress Report

Within 5 business days of inspection, we email a detailed photo report to easily monitor your property's condition.

Beyond Regular Care

On Demand Support

If repairs are needed, we promptly provide a quote and always obtain your approval before taking action.

Emergency Response

Following earthquakes or typhoons, we conduct prompt, sequential property checkups to ensure your home is safe.

Why Owners Trust Us

Architect Care

15 years' architectural expertise in preserving property quality and value.

Bilingual

Seamless communication with you, neighbors, and community.

Local Network

Fast access to Kyoto's trusted builders and gardeners.

Disaster Check

Prompt post-typhoon / earthquake property visits (sequential).

Future Sales Support

Online property sales assistance from anywhere in the world.





Service Details & Fees

Property Management Services for Overseas Owners

Category	Service Item	Service Details	Monthly Fee
Basic Management Fee	Key Management Management Report Neighbor Relations Emergency Response	Keys stored on-site in a key box with combination lock. Photograph and email report of external/internal conditions. Greet neighbors and check surrounding conditions. Conduct prompt, sequential property checkups after a natural disaster.	¥15,000~
Option ①	Mail	Retrieve from mailbox and store on-site. Photo an important mail.	¥3,000
Option ②	Water Flushing & Ventilation	Flush kitchen faucet for approx. 10-15 min. Ventilate by opening windows.	¥5,000
Option ③	Cleaning	Sweep entrance area. Indoor dry mopping, etc.	¥10,000~
Option ④	Mold Prevention	Place mold agents + alcohol wipe-clean mold-prone areas.	¥15,000~
Others	Long-Distance Management Fee	Free within 8km of Karasuma Marutamachi (center of Kyoto city) +¥2,500 per km beyond 8km.	¥0~

- Service Area Kyoto City / Otsu City
- On-Demand Support ¥5,000 / 30min.
- All fees are exclusive of consumption tax.

matoba Co., Ltd.

