

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	Management Report Neighbor Relations Emergency Response	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 and photo an important mail.	¥3,000
Option ②	Water Flushing & Ventilation	Flush the kitchen faucet, the bathroom sink, and the toilet. Ventilate by opening windows.	¥5,000
Option ③	Appliance Check	Operation check: A/C, Refrigerator, Cooktop, Range Hood, Water Heater.	¥3,000~
Option ④	Cleaning	Sweep entrance area. Indoor dry mopping, etc.	¥10,000~
Option ⑤	Mold Prevention	Place mold agents + circulator. Alcohol wipe-clean mold-prone areas.	¥15,000~
Option ⑥	Tax Agent	Pay your real estate acquisition tax on your behalf. ¥30,000 Pay your property taxes on your behalf. ¥30,000 / year.	—
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 (Utility and Internet setup, Repair coordination, etc.) ¥5,000/30min.
- All fees are exclusive of consumption tax.





Vision

Splits time between Kyoto and Shimane, practicing rice farming and off-grid living.

First-Class Registered Architect
Licensed Real Estate Transaction Specialist
Real Estate Consulting Master

Yuki

Raised deep in the mountains of Shimane Prefecture. Began studying architecture in high school, and after gaining experience at a design office and a real estate company in Kyoto, went independent. Built over 15 years of experience in the industry along the way. Enjoy observing everything connected to clothing, food, and shelter.

Shin

Licensed Real Estate Transaction Specialist
U.S. Certified Public Accountant

Spent seven years in Singapore working in food and agriculture business management. Designing edible gardens led me into the architecture that extends from them, and eventually to Kyoto. Enjoy imagining homes that settle into Kyoto's culture, history, and shifting seasons.

Vision

Splits time between Kyoto and Kamakura, enjoying a lifestyle of surfing and home vegetable gardening.



Message

from matoba Co., Ltd.

Preserving the Character of Kyoto, for Generations to Come

Passing on Kyoto's finest buildings to the next generation — that is where we began.

Carefully restoring machiya townhouses so their character endures. Connecting valuable properties with the people who will cherish them. Caring for the homes of owners who live overseas is, we believe, simply another expression of that same purpose.

A vacation home spends most of the year without anyone there. Even while empty, a home continues to shape how it is seen by those around it.

We want the care we provide to make one thing clear to everyone nearby: this house is loved.

That means more than simply maintaining the structure. It means the quiet, careful attention that lets a home stay part of its neighborhood.

That is the kind of management we aim to provide.

What Sets Us Apart

Our greatest strength is simple: the people managing your home understand architecture.

When a leak or equipment failure occurs, we trace it to its cause and resolve it without compromising the building's design avoiding quick fixes, and wherever possible, leaving the home even better than before.

For properties that haven't yet been renovated, we can also handle everything from design and construction through to ongoing management — a single, continuous relationship from start to finish.



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