



Hanacreek Onsen Land Buyer's FAQ

Upon offer & acceptance what happens next:

- Single or multiple lot buyers register their interest upon an offer and acceptance of a purchasing price by signing the Hanacreek registration form with the intention to sign the sales purchasing agreement (SPA) & Statement of Important Matters (SIM) when that becomes available during second quarter of 2023.
- Niseko Realty are the master document agent and will be exclusively executing all the SPA for Hanacreek land sales. Niseko realty will be in touch to arrange the execution of the SPA, SIM and Onsen agreement.

What are the deposit payment amounts required by the purchaser:

- 20% of the purchasing price paid upon signing the SPA.
- 30% of the purchasing price paid during midway construction which is approx. February/March 2024.
- 50% balance of the purchasing price paid upon the civil construction completion certificate being issued which is approx. December 2025.

Civil Construction Timeline (Phase 1):

- The developer will commence construction of civil works in October 2023.
- Earth works for the road, utility park will commence October 2023, after winter the civil works will recommence April 2024.
- The civil construction completion and handover will be approx. December 2025 to the developer; therefore, the completion construction certificate will be issued within 7-14 days after construction handover.

Onsen and timeline (Phase 1):

- Onsen contract with each buyer is a separate agreement signed upon signing the S&P, the onsen connection fee is a fixed price of JPY15mil which is included in the agreed purchase price.
- The developer will commence the onsen works within phase 1 prior to October 2024..
- After winter 2024/2025 onsen works will recommence May 2025.
- The onsen connection and handover will be approx. December 2025 to the developer, therefore, the completion onsen certificate will be issued within 7-14 days after onsen construction handover.

Can foreigners' own land/property in Japan and what type of land title is it:

Yes, all foreigners can own 100% freehold title land/property within Japan, there are no restrictions to foreign ownership.

What are the expected estate management fees:

- The estate management company is a well know established estate management company within Niseko called Nisade/Luxe Nomad. The property management will be the same company as the Estate Management company.
- As we are the developers of Hanaridge our previous project across the road, we can give you an indication of the expected estate management fees would be:
- Each vacant onsen plot will have an estate management cost ranging from JPY1,000,000 to JPY1,500,000 per lot per year after settlement.

Can I design and build my own house/chalets:

Yes, you can select your own architect, project manager and construction company to design and build your house/chalet based on the exterior design and development guidelines we have annexed to the S&P and inserted in the Hanacreek By-laws.

Can I rent my house/chalet out and can I choose not to rent my house/chalet out:

- Yes, you can choose to rent your house/chalet out or choose for self-use only.
- If you choose to rent your house out then all houses must adopt and comply with the terms within the rental program which means certain internal furnishings and operating service items need to be purchased by the owners to achieve a rental revenue that is consistent with all houses/chalets within the Hanacreek Estate to achieve a minimum target nett rental yield of 3-4% pa.
- All houses/chalet owners that choose to rent their property out for rental must have their buildings designed to the requirements for obtaining a hotel license, so you must ensure your chosen architect is aware of this from concept design stage (beginning).

What happens if I choose not to design/build my house/chalet:

You can choose to not start the design and build your house/chalet as long as you want however all landowners must start the building design and build within 10 years from date of settlement and if they don't then on the 11th year of ownership there's a non-build fee paid per annum of JPY500,000 per year which goes into the sinking fund of the Hanacreek estate.

Can I access and use the future facilities within the Hanacreek estate:

Each onsen landowner must pay a membership joining fee for the use of the Hanacreek facilities upon settlement of the onsen land plots. An application form will be filled out and an upfront joining fee will be JPY5.5mil per property owner and the annual membership fee will be paid prior to the opening of the facilities at the clubhouse/hotel condo. The planned facilities will include access into the indoor swimming pool, common onsen, gym, yoga studio, kids club, use of the spa, infra-red sauna room and use of pickleball courts and tennis court in the future phase.



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FAQ is written by the Developer:
Apex Property KK for the Hanacreek Project on 20 May 2023.
Disclaimer: the information provided here are simply a guideline and are subject change at the developer's discretion due to further awaiting information from the master planner, civil engineers, contractors, estate management company and permitting authorities.