



Weaving the Future of Local Communities! Kominka Baton Pass Support Project



The key to the future of local communities is "people."

However, currently, in many local areas, there are numerous vacant traditional houses or "Kominka," and the vibrancy of the community is waning. Additionally, the "owners" of these vacant Kominka are struggling with maintenance. On the other hand, there is a growing trend of people wanting to "move into" these Kominka in rural areas of Kyoto, Japan.

Therefore, to support the future of these local areas, we aim to connect the "owners" of vacant Kominka with those who wish to move into them, thereby revitalizing local communities in Kyoto.

If you own a Kominka and are struggling with its maintenance, or if you wish to move into a Kominka, please contact us!



Contact Information:

Project Management: Nakagawa Juken Co., Ltd. (info@nakagawa-juken.com)

Project Purpose: Kyoto Prefecture Manufacturing Promotion Division (Mr. Ashikaga, tel: 075-414-4846)

Ref. 1: Public institutions are working together to promote the provision and utilization of Kominka, aiming to revitalize local communities.



April 2022: Agreement signed between Kyoto Prefecture, JR West Japan, financial institutions, etc.

April 2022: Enactment of "Kyoto Prefecture Ordinance on the Promotion of Relocation and Activities of Relocators"



Ref. 2: Voices of Kominka Providers



"A Kominka was a 'negative asset,' incurring taxes and requiring weeding, has been transformed into an income-generating property!"

"What was previously valued at zero in conventional real estate appraisals was sold for hundreds of thousands to millions of yen to those who found value in it!"



Interview with a Kominka Provider

We spoke with Mr. Namikawa, who lives in Uji City and provided a Kominka in Kameoka City.

The Misconception of a "Negative Asset"

-- Recently, more people are finding value in living in Kominka. However, we hear that those who own Kominka often find it difficult to offer them due to concerns about the neighbors' opinions. How was it in your case, Mr. Namikawa?

Namikawa: Of course, I was concerned about the neighbors' opinions. The property in Kameoka is my family home, and many of my father's siblings still live nearby. As an only child I inherited and owned it, and also I felt I couldn't ignore the relatives' wishes. It's not like they said anything directly, but I felt the need to be considerate.

-- I see.

Namikawa: However, as you mentioned earlier, more people are finding value in Kominka, but owners are often not aware of this. They see them as a troublesome "negative asset" and don't even consider the possibility of passing them on to others, which is the biggest bottleneck.

-- What do you mean by that?

Namikawa: First of all, there are annual property taxes. Then, you have to weed the garden. You can't just let it grow wild and cause trouble for the neighbors. In our case, my father had many plants as a hobby, so we had to hire a gardener several times a year. With all these maintenance costs, the idea of entrusting the house to someone else doesn't even come up.

Transforming Cost Centers into Revenue Centers

-- I see. What led you to decide to offer the house in this situation?

Namikawa: Despite the high maintenance costs, I came across information about Nakagawa Juken while searching the internet. That's when I learned that Kominka have value, and I had a change of perspective.



Jazz Concert at a Kominka Reaching Heaven

-- In terms of business, it's like transforming cost centers into revenue centers.

Namikawa: Also, what's good about Nakagawa Juken is that they understand local conditions well and provide thorough preliminary arrangements and follow-ups. Additionally, the house has been used for TV shows and movies, which brought famous actresses to the area. This helped the local community see the benefits of utilizing Kominka.

-- That's wonderful!

Namikawa: The house is being used even better than I imagined. Weddings and jazz concerts have been held there. I'm sure my father, who's in heaven, never thought the house could be used this way and would be delighted to hear jazz music there.

Effective Use for the Sake of the Community

-- That's amazing!

Namikawa: I realized how important it is to effectively utilize a Kominka that holds sentimental value.

-- Has your perspective on Kominka changed?

Namikawa: Yes, it has changed. Although I don't think I will return to live there because of my life in Uji, my daughter, who works in real estate, has started saying she might want to manage it herself someday.

Challenges in Selling: Buyer's Financial Capacity

-- Oh! Lastly, Mr. Nakagawa, I'd like to ask you, in Mr.

Namikawa's case, the house was rented out, but what are the challenges when it comes to selling?

Nakagawa: When selling, transfer taxes apply. It's 20% of the sale price plus reconstruction taxes. Additionally, for elderly people, the transfer income can temporarily stop their pension for that year. However, if the sale profit exceeds these costs, it might not be an issue. As a real estate company, we think it's important to thoroughly address these transfer tax issues and land boundary issues.