

## 【FAQ】

Q1: What are the specific steps to buying a house in Japan?

A:

1. Make a financial plan (budget, loan screening, etc.).
2. Decide the area you want to buy in and the conditions of the property.
3. Find a property through a real estate agent.
4. View the property and decide on the property.
5. Check the contract and enter into a sales contract.
6. Apply for a mortgage and be screened (if necessary).
7. Complete the registration procedure and receive the property.

Q2: Can foreigners get a mortgage?

A:

Yes, foreigners can get a mortgage in Japan. However, you must meet the following conditions:

- Have a long-term residence status such as permanent resident or spouse visa.
- Have a stable income.
- Have a Japanese bank account.

Conditions vary depending on the bank, so check in advance.

Q3: I'm worried that the contract is only in Japanese. What should I do?

A:

If the contract is only in Japanese, you can do the following:

1. Ask the real estate agent for English or Tagalog translation support.
2. Have a professional translator or interpreter present.
3. Consult with the Filipino community and get advice from experienced people.

Q4: Where is the Filipino community?

A:

The following areas are known for having a large Filipino population:

- Tokyo: Shinjuku, Edogawa, Ota
- Kanagawa: Yokohama, Kawasaki
- Aichi: Nagoya
- Shizuoka: Hamamatsu

In these areas, there are many Filipino food stores, churches, and community activities.

Q5: What taxes and fees are incurred after purchase?

A:

The following taxes and fees will be incurred after purchasing a property:

1. Fixed asset tax: Tax charged by the city or town once a year.
2. City planning tax: Tax levied if the property is located within a city planning area.
3. Mortgage repayments (if necessary).
4. Management fees and repair reserve funds (for apartments).
5. Fire and earthquake insurance: Recommended as a risk management measure.

Q6: What should I do with my property if I plan to return to the Philippines in the future?

A:

If you plan to return to the Philippines in the future, you have the following options:

1. Sell the property: Complete the sale procedure through a real estate agent.
2. Rent it out: You can earn income by asking relatives or businesses remaining in Japan to manage the property.
3. Maintenance: Ask a reliable management company to maintain the property.

You should also check in advance about tax and legal procedures after returning to Japan.

Q7: Are Japanese homes disaster-resistant?

A:

Japanese homes are subject to strict standards set by the Building Standards Act to withstand natural disasters such as earthquakes and typhoons. Please pay particular attention to the following points:

- Earthquake-resistant structure (preferably a property built to the new earthquake-resistant standards after 1981).
- Check the risk of floods and landslides with a hazard map.
- Take out insurance (fire and earthquake insurance).

Q8: Do tax incentives apply to foreigners?

A:

Yes, if you are registered as a resident in Japan and buy a house to live in, foreigners may be eligible for tax incentives such as mortgage deductions. However, there are conditions for eligibility, so we recommend consulting a tax accountant or other professional.

Q9: If the tax systems in Japan and the Philippines are different, which should be prioritized?

A:

Basically, taxes on income and assets in Japan follow Japanese law. As Philippine tax systems apply to income and assets in the Philippines, it is important to check treaties to prevent double taxation. It is a good idea to consult a professional who is familiar with international taxation.

Q10: If I have a problem, who should I consult?

A:

1. Real estate agents: You can consult about issues related to contracts and management.
2. Lawyers: Ask them to resolve legal problems and disputes.
3. Philippine Embassy or Consulate: If you need assistance, contact them.
4. Local government support desk for foreigners: For language support and advice on procedures.