

Okubiwako Shikitei Terms and Conditions

We kindly ask that you treat Okubiwako Shikitei with the same care and respect as you would your own home. Please note that failure to adhere to the terms and conditions may result in the denial of your current or future reservations. We strive to maintain our premises to the highest standards to ensure a comfortable stay for all our guests, and we appreciate your understanding and cooperation.

General Information
Please ensure that the names, addresses, and other required details of all guests are recorded in the guest registry.
For the prevention of the spread of COVID-19 and other infectious diseases, guests with fever or suspected infection are requested to refrain from entering the property. Please comply with preventive measures such as temperature checks, hand sanitizing, and wearing masks upon entry and throughout your stay.
Our premises are located in a quiet and natural environment. Loud cars and fireworks, loud conversations, noise and other activities that may disturb local residents are prohibited. Entry into the town or neighbouring settlements is also prohibited. Please also behave with good manners and do not pollute the villa or the lake with rubbish.
Please treat the furnishings, buildings, and equipment with care. After use, please wash and return tableware and utensils to their original place so that the next guests can enjoy a pleasant stay. If you move any tables, chairs, equipment, or futons, please return them to their original positions after use.
Please be sure to report any damage to the building, including shoji screens and fusuma doors, or any damage or loss of items and furnishings immediately. You may be required to cover the cost of repairs or replacements. If any damages are discovered after your stay, we will consider it as malicious damage and take appropriate action, including billing you for the costs. For more details, please refer to the 'Guidelines on Damage to Property and Furnishings.
If you leave the lights on, many insects will gather in that area. For your comfort, please turn off the lights when not in use, especially in front of windows, toilets, and bathrooms. Insects that are smaller than the holes in the screen door can enter the room, so please do not open the windows or doors.
Please do not have a barbecue or engage in any activities that produce smoke indoors. This will set off the fire alarm. If it does, please press the button on the alarm itself.
Please lock the front door when going out.
Please also familiarize yourself with the locations of switches, breakers, and the air conditioning remote control.
Check-in is at 3:00 PM, and check-out is at 10:00 AM. We will visit the premises 15 minutes prior to check-out for a final inspection. Please ensure you are ready by that time.
Do not sit on the handrail by the window as there is a risk of falling.
Kitchen
Please sort the waste into four categories: ① cans, ② bottles, ③PET bottles (please remove the labels and caps after washing), and ④ burnable waste.
Please differentiate between 'dishcloth,' 'kitchen towel,' 'cleaning cloth,' and 'sponge.
Please ensure that all kitchen utensils are thoroughly cleaned and returned to their original location after use.
Continuous use of hot water may cause the water heater to shut down. In such cases, please restart the power using the water heater remote control.
Boathouse
Available until 8:00 p.m.
The stairs to the basement are steep. Take care not to fall down them.
Always use a stopper on the floor exit to the boatyard staircase.
Smoke can spread inside the room, so if you are having a BBQ in the underground boatyard, please make sure to turn on the ventilation fan, close the sliding door and turn on the fan.
Hand-held fireworks can be enjoyed until 8pm. Please have a fire bucket and choose a large area on the lakeshore. Hand-held fireworks are not permitted in the underground boatyard.
Fireworks and charcoal embers should not be bagged immediately after use, but should be thoroughly soaked in water and extinguished completely before being cleared away the following day
Entry to Lake Biwa after sunset is prohibited.
Please keep an eye on your children while swimming at your own risk. We cannot be held responsible for fire, water accidents or any other accidents or disasters.
2F
Due to the low ceilings of this traditional old building, please take extra care not to hit your head.
Please check the position of the switch and the number of futons on the second floor.
If you move the bedding to the ground floor, please make sure to return it to the original room.
Bath Room
When taking a bath, please ensure the drain plug is in place and press the automatic button. Continuous use of hot water may cause the water heater to shut down. In such cases, please restart the power using the water heater remote control. Please note that it may take approximately 15 minutes for hot water to become available again.

Others

If you plan to bring a pet, prior notification is required. (The form can be downloaded from our website.) Please sign the Terms and Conditions for Pet-Accompanied Stays and send it to us via email in advance.

If minors are staying without an accompanying adult, a 'Parental Consent Form for Minor Guests' must be signed and notarized by a legal guardian for each minor guest. (The form can be downloaded from our website.)

【Pledge Agreements】

- When using Okubiwako Shikitei, please be fully aware of the features and potential hazards of the premises and act responsibly to avoid any injuries, accidents, or other troubles. In the event of any injuries, accidents, or other troubles, please handle and resolve them at your own risk. The property owner assumes no responsibility whatsoever. The same applies to any injuries, accidents, or troubles that occur outside the premises of Okubiwako Shikitei.
- In the event that Okubiwako Shikitei becomes unusable due to an earthquake, typhoon, tsunami, natural disaster, war, fire, or any other cause, the management and property owner shall not be held liable for any injuries, accidents, or damages incurred. Please note that no refunds will be provided for any booking fees in such circumstances.
- Please treat the equipment and items within the facility with care. If any of these items are soiled or damaged, please report it to the management immediately and promptly restore them to their original condition or compensate for the damage. The cost of damages will be charged based on the guidelines outlined below.
- You agree that the management reserves the right to cancel your use of the facility if deemed necessary. In such an event, you will promptly vacate the premises without objection. No refunds will be issued for any fees already paid. Additionally, you agree not to contest any future denial of use.
- If you choose to cancel your use of the premises or rental items during your stay for any reason, no refunds will be issued for those fees.
- We reserve the right to refuse service to guests who do not adhere to our terms and conditions, and people with tattoos, as well as to individuals affiliated with organized crime or other antisocial groups.

【Guidelines on Damage to Property and Furnishings】

Please promptly report any damage or loss to the building or furnishings of the property. If such damage or loss is discovered after checkout without prior notice, it will be considered malicious, and an additional fee of 20,000 yen will be charged on top of the actual repair costs. Repair and cleaning fees will be charged according to the details outlined below. We kindly ask that you treat the property with care and respect."

- Damage to doors, partitions, including sliding doors (fusuma), shoji, and glass panels from 10,000 yen per item ~ actual costs
- Dirty futon due to vomiting, bed-wetting, etc.: Down comforter ¥20,000 each; Mattress futon ¥15,000 each; Other futons or blankets ¥10,000 each
- Cleaning fees for contamination, indoor smoking, graffiti: from 15,000 yen per location ~ actual costs
- Damage, breakage, or loss of equipment or facilities: actual cost
- Costs incurred due to disruptive behavior affecting neighbors: actual costs

Okubiwako Shikitei 448-1 Kaizu, Makino-cho, Takashima City, Shiga Prefecture 520-1811, Japan