
NEWS RELEASE

Digital Garage Develops and Offers “Musubell for Property Survey,” a Next-generation Property Survey Cloud Service

~Accelerate Digitalization and Operational Efficiency of Survey Operation
with Mobile Devices and PCs~

- Digital Garage, Inc. (DG) has developed “[Musubell for Property Survey](#)” as a new series of its real estate DX platform “Musubell” and will start offering it in April 2023. This Cloud service supports DX of property survey operations when conducting real estate sales transactions.
- DG aims to improve DX and operational efficiency in the real estate sales industry, and will further enhance our services by expanding the functionality of “Musubell for Property Survey” and connecting it with other series of “Musubell” and services from other companies.



不動産DXプラットフォーム

Musubell® for 物件調査

Property surveys are an essential part of real estate transactions, as they enable proper price calculation, preparation for sale and contracts, and important item descriptions with appropriate wording, as well as ultimately ensuring trouble-free transactions. On the other hand, the current analog method of survey is based on paper and manual work, which not only places a burden on the survey alone but also creates an enormous burden on subsequent work, such as data entry into the system.

“Musubell for Property Survey” replaces the conventional paper survey with a web application for smartphones and a web dashboard, preventing inconsistencies and errors when manually inputting information. This enables appropriate price calculations and sales. In addition, the survey can be checked in real-time from a distance, reducing the time required to re-enter survey information into a different business system. This eliminates the need for re-inspection due to omissions, reduces labor, improves accuracy, and creates appropriate contracts and important matters explanatory documents.

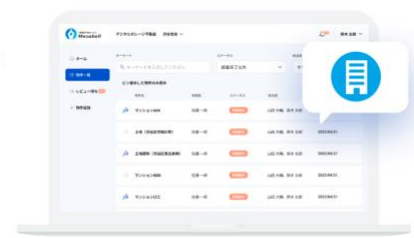
Acquire data quickly
on **Mobile**



Integrate into **Cloud**



Verify input from **Office**



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■ Development background of “Musubell for Property Survey”

While DX has been promoted in various industries in recent years, it has been pointed out that the real estate industry is behind in digitalization. In many cases, business practices and the use of analog and legacy tools such as paper documents and materials, telephone calls, and faxes have taken root in the real estate transaction scene.

On the other hand, with the revision of Real Estate Brokerage Act, which went into effect in May 2022, various documents that were previously required to be delivered in paper form can now be replaced by electromagnetic methods, and the opportunity for DX is growing every year. There is an urgent need to improve operational efficiency, reduce costs, and develop services through the use of digital technology.

DG has developed and provided “Musubell for New Condo”^{*1}, a real estate sales operation streamlining service, since July 2020 and “Musubell for Real Estate Agent”^{*2} since September 2021, which have been used mainly by major real estate companies^{*3} and have led the promotion of DX in the real estate sales domain. To further promote DX in the real estate industry, “Musubell for Property Survey” was developed to focus on property surveys, which each real estate company has traditionally conducted in an analog fashion.

[Main functions of “Musubell for Property Survey”]

- Web application for smart phones
 - Survey and entry operations that used to be affected by weather and local conditions can be smoothly completed on-site.
- Alerts for missing survey entries
 - Checklist-based survey entries and an alert function prevent input omissions.
- Photo identification for each survey entry
 - Photos and notes can be attached to each survey item entered, making the survey results easier to visualize for those other than the person in charge.
- Notes to drawing data
 - Photographs and notes can also be left on the property drawings so that everything is clear with other survey results.
- Output of survey sheets
 - PDF output of survey results and paper storage and sharing are available.
- Instant reflection of manager review
 - Survey results are immediately reflected in the system. Real-time survey correction by the manager is also possible.

■ Future Perspective

Amidst significant changes in the Japanese social and industrial structures, DG is doing business in Fintech fields based on the “DG FinTech Shift,” a Group strategy that integrates payment and data to promote DX in Japan. Aiming to improve DX and operational efficiency in the real estate sales industry, we will further enhance our services by expanding the functionality of “Musubell for Property Survey” and connecting it with other series of “Musubell” and services from other companies.

*1: Related Press Release [“Digital Garage Develops “Musubell” for Centralized Real Estate Contract Management, Integrated with Bengo4.com’s “CloudSign” to Fully Digitalize Contract Documents”](#) (July 28, 2020)

*2: Related Press Release [“Digital Garage Develops “Musubell for Chukai” to Support DX of Real Estate Brokerage, Following its Service for the New Condo Market”](#) (September 27, 2021)

*3: Please click [here](#) to see examples of “Musubell” in use.