

Daily Life Plaza

2022 (Reiwa 4) July



JKK東京

Issued By: Public Housing Management Division, Tokyo Metropolitan Housing Supply Corporation | Cosmos Aoyama, 5-53-67 Jingumae, Shibuya-ku, Tokyo 150-8322

Make Sure to Submit Your “収入報告書 (Income Report)”!

The deadline for submission is **July 7 (Thu.)**.

The “収入報告書 (Income Report)” we sent to you on June 14 (Mon.) is an important document that will determine your **housing fees (rent) for the next fiscal year** (April 2023 – March 2024). **Please submit** your “収入報告書 (Income Report),” along with all required documents, **by July 7 (Thu.)**, in the return envelope.

Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood (private rental housing in the neighborhood).

Contact Information

We will be accepting calls from **June 14 (Tue.) – July 7 (Thu.)** at the following phone number.

JKK Tokyo Income Report Helpline ☎03-6812-1512

9:00 a.m. – 6:00 p.m.
(Excluding weekends)

Households Receiving General or Special Housing Fee Reductions

- **These households were not sent an “収入報告書 (Income Report),” as there is no need for them to submit the report.** However, since the housing fee reduction application also acts as an income report, make sure to complete procedures during the extension period.

* Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood, starting the next year.

Remember!



The article on “収入報告書 (Income Reports)” continues on the next page.

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The deadline (date of automatic withdrawal) to pay for July housing fees, etc., is August 1 (Mon.).

We ask that those using automatic withdrawal check the amount in their payment account before the date of withdrawal. The withdrawal will not go through if there are insufficient funds.

◇ Households that received the “収入報告書 (Income Report)” form

“収入報告書 (Income Reports)” are sent to households that moved into municipally-owned housing or social welfare housing on or **before May 16, 2022**.

◇ Documents that must be submitted with “収入報告書 (Income Report)”

* For details, see “Submitting Your Income Report” and the other documents that came with your “収入報告書 (Income Report).”

● All residents (Excluding those who are on welfare or public assistance*)

Original copy of the “住民税課税 (非課税) 証明書 (Residence Tax Declaration [or Tax Exemption] Certificate)” for 2022, for all residents of the household

This is not required for residents who are shown to be dependents of the lessee and/or cohabitant on the form.

● Residents on welfare or public assistance*

生活保護受給証明書 (Welfare Recipient Certificate) or 支援給付受給証明書 (Public Assistance Recipient Certificate) that lists the names of all residents in the household on welfare or public assistance

(If there is a resident in the household that is not on welfare or public assistance, you must also submit the “令和3年度住民税課税 (非課税) 証明書 [2021 Residence Tax Declaration [or Tax Exemption] Certificate]” for this resident as well.)

Note: Public assistance refers to subsidies provided in accordance with the law that promotes the repatriation of Japanese orphans left behind in China, etc., and supports the independence of said Japanese orphans who permanently returned to Japan along with their designated spouses.

The deadline for submitting the “収入報告書 (income report)” is **Thursday, July 7**

* We process “収入報告書 (income reports)” in the order we receive them, so it may take some time to confirm your report’s status. We will contact you if your income report and/or the other documents required are missing any information.

Please make sure to submit it by the deadline!



Relaxation of Income Declaration Requirements for Residents with Dementia, etc.

There is a system that relaxes the income reporting requirement for lessees unable to submit an income report due to dementia or other reasons. This is based on a prior application for households that meet certain conditions the Tokyo Metropolitan Government has set. In such cases, Tokyo will investigate the income situation and set housing fees based on those facts.

Lessees intending to use this system must submit an application along with the applicable document listed below.

Reason reporting is difficult	Document to attach
Dementia	Medical certificate stating that the lessee has dementia*
Mentally disabled	Copy of mental disability handbook (any grade)
Intellectually disabled	Copy of <i>Ai-no-Techo</i> (intellectual disability handbook; any grade)

*The medical certificate must clearly state that the lessee is suffering from cognitive decline caused by Alzheimer’s disease, Lewy body disease, etc.

If the lessee is able to submit income reports with the cooperation of relatives or the like, please continue to do so.

■ Inquiries regarding Relaxation of Income Declaration Requirements

Income Investigation Desk, Municipally-Owned Housing Collection Section,
JKK Tokyo, Tel: 03-3409-2261 (switchboard)

Preparing for Heavy Rain and Typhoons

Our customer support center receives many inquiries during disasters such as heavy rain and typhoons. Please refer to the information below about preparations you can take yourself.

● Preparing for strong winds

- To prevent windows from breaking, bring objects that may get blown away (hangers, flowerpots, laundry poles, etc.) inside.
- Lock the windows and close the curtains to prepare for objects flying in from outside.
- Place shatterproof film or curing tape (in an X shape) on window glass.



● Indoor flooding countermeasures

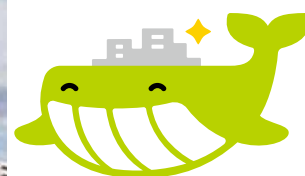
- Keep balcony gutters clean.
- If rainwater is entering from the window or window frame, create a wall of rags or towels along the rail of the sliding window to stop it, and be sure to wipe up the water frequently.
- Move belongings and appliances that are near windows to a safer location. Unplug cords as well, since there is a possibility of short circuits or electric shocks.

■ JKK Tokyo website: Preparing for disasters

<https://www.to-kousya.or.jp/nyukyosha/saigai/taifu.html>



JKK Website Posts Information for Residents Online



The JKK Tokyo website provides information for residents of municipally-owned housing, etc. The following topics are covered, so please make use of this information.

To Residents of Municipally-Owned Housing, etc. <https://www.to-kousya.or.jp/nyukyosha/toei/>



- FAQ regarding procedures, etc.
- Disaster preparation (heavy rain, typhoons, earthquakes, low temperatures, freezing, tornados)
- Information about residents association activities
(Guideline for Conducting Self-Defense Firefighting Drills, multilingual pamphlet “Let’s Observe the Rules for Daily Life,” etc.)
- Daily Life Plaza (publication back numbers, foreign-language versions)
- Latest edition of Living in Public Housing
- Easy Guide to Classification of Repair Cost Burdens
- About Installing Air Conditioners and Setting up Internet Connections; Other

When Bathtubs or Bath Heaters Installed at Your Expense Break Replacing Bathtubs and Bath Heaters at Tokyo's Expense

Tokyo is underwriting the cost of replacing bathtubs and bath heaters that residents have installed at their own expense. Applications from residents due to malfunction will be accepted as follows:

1. Application requirements

Applicants must meet all of the following requirements (**changed from the previous year**):

- (1) Bathtubs and/or bath heaters installed at your own expense have **broken**
- (2) Since your **housing fee (rent) will be revised** if your bathtub or bath heater is replaced, you must agree to the revision*1
- (3) **You must pay the cost of removing and disposing** of the bathtub and/or bath heater you installed *2
- (4) You must not have any overdue housing fees (rent) or parking fees
- (5) You must not be an overearner or high-income earner

*1 Rough estimate of changes to housing fees (rent): an **increase of around 500 to 3,000 yen per month**

- The amount differs depending on your household's income category
- You will be notified of the official amount after the replacement work is finished

*2 You can also ask the contractor performing the replacement work to remove and dispose of your old bathtub/bath heater. (**You will be responsible for any related fees.**)

2. How to apply

[Please call the customer support center](#) during the mail distribution period.

The center will confirm the requirements and send you an application form if you are eligible.

Once the application arrives, please follow the instructions and submit it [via postal mail](#).

- Mail distribution period: **[Monday, August 1 to Monday, August 22, 2022](#)**
- Application deadline: **[Must arrive by Wednesday, August 31, 2022](#)**

3. Flow of procedures after application

After the application deadline, the applications will be checked. If the number of applications received exceeds what we expected, [a lottery will be used to determine who qualifies](#). The Tokyo Metropolitan Housing Supply Corporation will notify you of the screening results and lottery via postal mail.

[\(If the screening reveals that you do not meet the requirements, your application may be rejected.\)](#)

Starting in October, contractors the corporation has certified will inspect the bathtubs and bath heaters of those chosen in the lottery. Tokyo will perform the replacement work.

[Note: Please note that it will take some time between the application and the start of the replacement work.](#)

■ Inquiries about bathtub/bath heater replacements

JKK Tokyo Customer Center (see page 6)

- Contact telephone number **①** if you want an application form mailed to you.
- Contact telephone number **②** for information about work content.

Tokyo Bureau of Environment Announcement

Join the HTT (H)(reduce), T(create) and T(store) Initiative!

The HTT Initiative is an effort to H減らす (herasu; reduce), T創る (tsukuru; create) and T蓄める (tameru; store) electricity. This initiative will support countermeasures to climate change (global warming) and also help ensure energy security over the medium to long term. The Tokyo Metropolitan Government will continue to work on HTT alongside the residents and businesses of Tokyo.



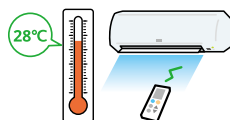
Especially in the summer, when electricity consumption tends to increase due to air-conditioning use, cutting power consumption (H) is a must! Please review your lifestyle with your family and save energy creatively in ways that are friendly to both the planet and your finances!

H Reducing Electricity Consumption—A Little Creativity for Big Results: Start Saving Energy at Home!

(1) Setting your air conditioner to around 28°C

Save about ¥1,000

When using an air conditioner, it is effective to set its louver (which directs airflow) and use an electric fan or circulator to circulate the air. You can increase the cooling effect by blocking the sun's rays with bamboo screens or the like, or sprinkling water outside your entrance or balcony.



(2) Cleaning air conditioner filters frequently

Save about ¥1,000

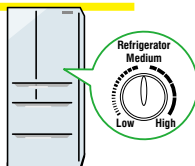
A clogged filter reduces the amount of air that is drawn in and reduces cooling power, so please clean the filter(s) approximately twice a month.

(3) Change the refrigerator's internal temperature from "high"

to "medium" in summer

Save about ¥2,000

It is even more effective when set to "low" in seasons other than summer.



(4) Turning off toilet seat heating and hot water

bidet in seasons other than winter

Save about ¥3,700

If your model has a timer or energy-saving function, please use it.

(5) Upgrading to appliances with high energy-saving performance

AC: Save about ¥4,700, Refrigerator: Save about ¥6,500

The energy-saving performance of home appliances has been improving year by year, and you can save a lot of energy by upgrading to newer models. If you replace your home appliances with eligible products, you will receive Tokyo Zero Emi Points. These points can be exchanged for gift certificates and other items worth up to ¥21,000.



東京ゼロエミポイント Search



(6) Upgrading to a water-saving showerhead

Saving water also saves energy. Replacing showerheads with water-saving models can reduce hot water use by 20 to 30 percent.

(7) Reviewing electricity contract amperage

Save about ¥3,400*1

You may be able to reduce amperage when the number of people in your household decreases, or by modifying lifestyle behaviors to reduce simultaneous use.

*1 When switched from 50 amps to 40 amps

The numbers within are approximate annual savings for an average household.

Other HTT (H)(reduce), T(create) and T(store) Initiatives are posted on the Tokyo Cool Home & Biz portal site.



Inquiries about electricity and energy saving

District-Wide Energy Projects Section, Tokyo Bureau of Environment, Tel: 03-5388-3533

Please Help Save Electricity during the Summer

A number of power plants in Japan are temporarily out of service due to aging facilities or repair work, and we anticipate that the supply of electricity will be strained as we head into summer.

Please make every possible effort to save electricity.



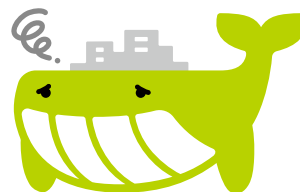
Subleasing and Nonresidential Use Are Prohibited in Municipally-Owned Housing, etc.

Municipally-owned housing and Tokyo Metropolitan Government subsidized housing cannot be rented out as accommodations.

The permission for use presented when residents move in also prohibits subleasing the municipally-owned housing, etc. (e.g., *minpaku*) as well as using the housing for purposes other than residential use*. If you are found to be violating these conditions, your permission for use may be revoked and you may be asked to surrender your residence.

Residents are requested to use their residences properly.

* A section of the residence may be used for massage, acupuncture, moxibustion or other work related to the welfare of building residents with permission from the Tokyo Metropolitan Government.



The following sticker is placed in elevators to notify residents and visitors.

法令により、都営住宅を有料で旅行者に転貸することは禁止されています。

Attention!

注意!

주의!

It is illegal to use these housing facilities as lodging for tourists.

将本住宅设施作为住宿设施向旅行者提供是违法的。

본 시설을 여행자를 위한 숙박 시설로 사용하는 것은 위법입니다.

東京都住宅政策本部

Contact the JKK Tokyo Customer Support Center with any questions/comments!

Hours: 9:00 a.m. to 6:00 p.m. (excluding weekends, holidays, and year-end/New Year's holiday)

- 1 For questions about fee reduction procedures, housing fee payments, and/or day-to-day living**

Call the Navigation Dial at

☎0570-03-0071

For those who cannot call the Navigation Dial number, and/or are using free minutes, discount services, etc., on their cell phones

☎03-6279-2652

- 2 For application or consultation regarding repairs For emergency repairs (leaks, etc.), accidents and/or fires, cut-off of water supply, emergencies that threaten resident safety, etc. Open 24/7, 365 days a year.**

Call the Navigation Dial at

☎0570-03-0072

For those who cannot call the Navigation Dial number, and/or are using free minutes, discount services, etc., on their cell phones

☎03-6279-2653

What is Navi-dial?

When using a landline, you can make calls at the local rate (excluding public phones and PHS).
When using a cellphone, toll-free minutes or discount services of your phone company do not apply.

- Charges apply to calls to all of the above phone numbers.
- The Customer Support Center tends to **receive a high volume of calls from 9:00 to 10:00 a.m. on Mondays and the day after holidays, which means it can take longer for us to get to your call.** We ask that you avoid this timeframe if you are calling for a non-emergency matter.
- You can greatly reduce the amount of time it takes for us to handle your call by telling us your "名義人番号 (Lessee Number)."

Our Official Website

Housing Policy Headquarters, Tokyo Metropolitan Government
<https://www.juutakuseisaku.metro.tokyo.lg.jp/>

Tokyo Metropolitan Housing Supply Corporation
<https://www.to-kousya.or.jp/>



Foreign-language versions of Daily Life Plaza are available on the JKK Tokyo website.



Made of recycled paper that is 70% wastepaper pulp.
Made with ink that does not contain petroleum solvents.

Daily Life Plaza is made with recycled paper.
SAVE THE GREEN EARTH!