

[Issued by] Public Housing Management Section, Public Housing Division,
Tokyo Metropolitan Housing Supply Corporation
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Join the Community Salon!



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The community salon (meeting room) in your building is a shared facility that is available for use by residents and others. In addition to use for club hobby activities and local council meetings, it can also be used as a rest and recreation space for families with children or households with elderly residents, remote working, and other purposes. Please feel free to use it.

Making reservation

An application can be submitted to the management office starting from one month before the date of use.

(When the salon will be used only by minors, the reservation must be made by a parent or guardian.)



JKK Smile Assistants will help with creating opportunities for community activities.

JKK Smile Assistants are working to create opportunities for launching resident community activities, such as planning events in cooperation with local governments or other organizations, and encouraging communication based on shared interests.

If you would like to consult with us, call the telephone number in ① listed under "JKK Tokyo Customer Center Telephone Numbers" on page 12!

Introduction of Local Community Activities

No reservation needed!

Kosha Heim
Rinkaicho 2 chome

Assembly Room Open Day

Activity day: Third Thursday
of every month
Time: 14:00 to 15:30

In this issue, we introduce the Assembly Room Open Day organized by the community association, held at Kosha Heim Rinkaicho 2 chome in Edogawa City.

Description of activity

Together with JKK housing residents, neighbors also come every month to enjoy various activities.

● Experience playing darts ●

We played darts in teams. People who have previous and no experience playing darts had a great time alike.

● Physical fitness check ●

We measured grip strength, skeletal muscle mass, lower-limb muscle strength, and other physical strengths. After measuring, participants compared their results with target values and learned about how to improve physical fitness.

● Muscle training ●

Participants received advice on good posture and how to apply load safely from an occupational therapist and did training while watching a video.

[Held on July 27, 2023 (Thur.)] Assembly Room Open Day report



Elementary school child plays darts for the first time. He hits the target well, and a cheer arises from the crowd.



Participants try homemade oral rehydration solution. Flavor is easy to drink.



Got it at the same time! Players get excited with Prefecture Cards.

On holding this event, we had the assistance of "Nagominoie" Kasai Nanbu, Nursing Home Midorinosato Fukura-kuen, Tokyo Metropolitan Momijigawa High School Volunteer Club, and Occupational Therapist students from Tokyo College of Welfare. Thank you for all your support!

Interview with Mrs. Nara, chairperson of the community association

● What got you to start this activity?

During the time when COVID-19 was rampant, we couldn't visit the residents' homes, so we thought, 'why not have them over instead?' and started the Health Consultation sessions. This was the beginning of the Assembly Room Open Day. We want to create face-to-face relationships with residents, regardless of whether or not they are members of the association.



Chairperson Nara and Vice-chairperson Yamaguchi

● What was the most successful event?

The darts event. In the previous darts event, we received many comments wanting to come again next time. This time around (July 2023), more people came to the darts event and was very exciting.

● What events do you have planned for the near future?

We are planning chair yoga in October, Christmas party in December, and mochi (rice cake) making event in February. Even on months when we don't have a special event, we enjoy activities such as easy stretching exercises, games, and origami together. We will be planning further events by listening to what the participants would like to do.



HAPPY HALLOWEEN

Let's Make a Snack Box

JKK Smile Assistant has a video up on YouTube about the Halloween craft event.

We introduce two crafts: lantern-shaped box made from a paper cup and a square box made from A4-size paper.

Why not use them to put snacks and sweets or as a decoration for your room?



Square box made from A4-size paper

■ Materials:

Copying paper (A4 size)

■ Instructions:

Download the PDF data of the pattern from our website and print it on both sides of the paper. When printing, open the print settings and select "Actual size" for Page Sizing & Handling. Watch the video for how to fold the paper.

https://youtu.be/_8lklCblk5M

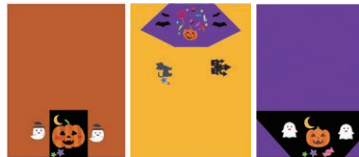


Access YouTube video here

<https://www.tokousya.or.jp/pdf/okasibox.pdf>



Access PDF data here



◀ You can choose from 3 patterns!

Lantern-shaped box made from a paper cup

■ Materials:

Paper cup, construction paper (A3 size, orange), origami (black)

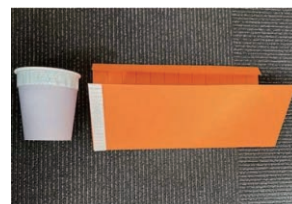
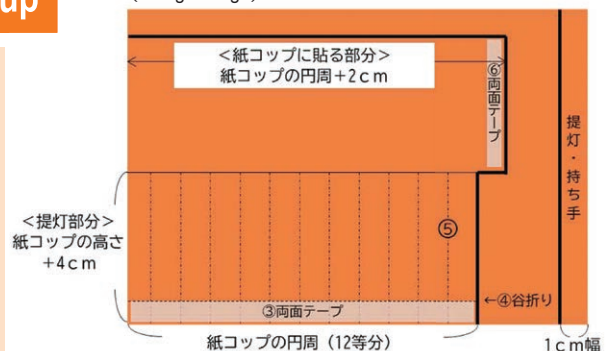
■ Tools:

Tape measure, pen, ruler, scissors, double-stick tape, glue

■ Instructions (Watch YouTube video for details):

- ① Measure the height and circumference of the paper cup, and draw the design on the construction paper.
- ② Cut the construction paper along the lines drawn in step 1. (Don't cut the lantern part at this time.)
- ③ Stick the double-stick tape on the edge of the lantern part.
- ④ Fold the part with the tape inside.
- ⑤ Cut the lantern part. (Cut from the side with the tape.)
- ⑥ Stick double-stick tape around the lip of the paper cup as well as a side of the construction paper. Wrap and stick the construction paper around the paper cup. (See [Photo 1])
- ⑦ Peel off the backing of the double-stick tapes on the lantern part and stick them to the bottom of the paper cup. (See [Photo 2])
- ⑧ Make face parts with the black origami paper and stick them to the lantern. Enjoy!

(Design image)



[Photo 1]



[Photo 2]



https://youtu.be/KtDON_S2roY

Access YouTube video here

Prevent Frailty

Unexpected relationship between hearing impairment and frailty

**Frailty is a state of deterioration of the body and mind, where ties to society are weakened
Preventing frailty can extend the years that you remain healthy.**

Tomoki Tanaka, Institute of Gerontology, University of Tokyo

More people experience hearing impairment (difficulty in hearing) as they get older. In frailty prevention, it is important to work on the three factors: everyday nutrition (diet and oral health), physical activities and exercise, and social participation. However, hearing impairment can significantly affect social participation and physical activities. People with hearing impairment tend to back off from getting involved with the community due to their inability to fully understand and follow conversations. In most cases, these people are also suffering from likely falls, depression, lack of activity, deterioration of cognitive function, being prone to fall into frailty.

Hearing impairment can be effectively addressed by using a hearing aid suited to the individual's hearing ability. In fact, the use of appropriate hearing aid is proven to be effective in some part for countering cognitive decline, which is closely related to frailty.

In order to prevent frailty in people with hearing impairment, it is important to have other people's understanding and for people with hearing impairment to take appropriate action. Even if you do not have any hearing problems, you need to be aware of certain things when it comes to having a conversation with people with hearing impairment. People using a hearing aid can still experience difficulties in make out the words they are hearing, which can be a problem in understanding conversations. One tip to help communication is to speak slowly and clearly while showing your lip movement. You can also repeat what you said if the person with hearing impairment seems unsure. Communicating by writing or using a speech recognition app is also recommended.



Consider Taking Out Non-life Insurance

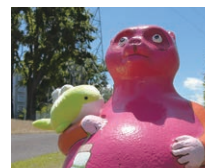
The rent and common service fee paid by the residents of JKK housing do not include any premiums for insurances such as home contents insurance for fire or liability insurance. To prepare for contingencies, consider taking out a non-life insurance that covers your home contents and damage to third parties caused by water leakage.

Due to the regulations of the Insurance Business Act, JKK cannot respond to any inquiries regarding the details of insurance. We ask you to make direct inquiries to the individual insurance companies.

Home contents insurance	Compensation for resident's household articles	Compensation for tenant's household articles in the event of fire, flooding, or other accidents
Tenant's liability insurance	Compensation for landlord	Compensation for tenant liability for damages in the case where the tenant causes fire, flooding, etc.
Personal liability insurance	Compensation for third party	Compensation for tenant liability for damages in the case where the tenant destroys other person's properties or injure other person



Strolling with Yutojira@Instagram



Whale fairy "Yutojira" may show up in your neighborhood!



Machidakiso Jutaku

JKK Tokyo's image character "Yutojira" takes a stroll around the JKK housing and introduces JKK housing rooms as well as parks and playground equipment on the residence premises with photos and videos.

In October, we will go on a stroll around Machidakiso Jutaku, or "Machi-Kiso," which has the largest number of units in all of JKK residence buildings.

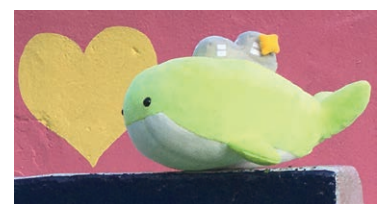


We started Instagram!

JKK Tokyo (Tokyo Metropolitan Housing Supply Corporation)
[Official]



@JKKTOKYO_OFFICIAL



Moving to a Lower Floor of Your Residence

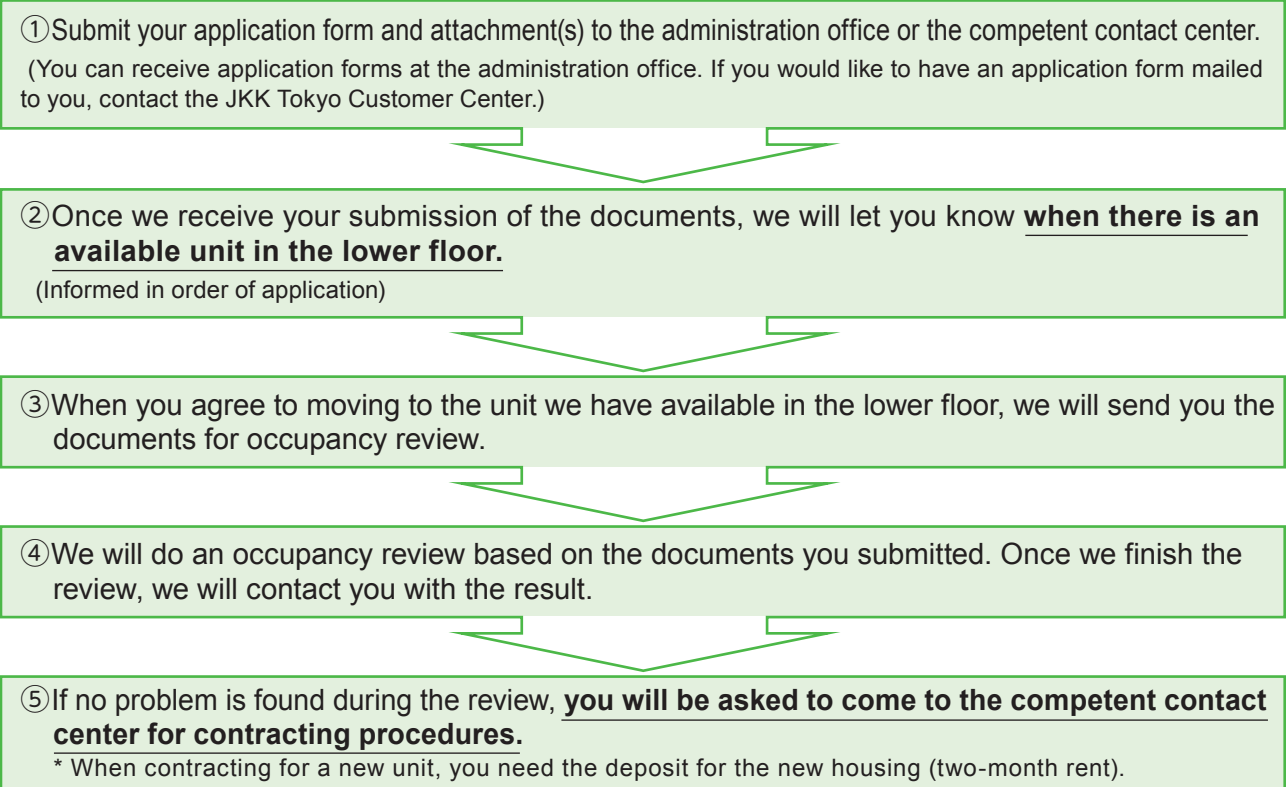
What is the application for moving to a lower floor of residence?
 This application is made when a resident living in a building with no elevators wishes to move to the first or second floor of the same building for reasons such as physical problems.

◎ **Major conditions for application**

- ① No unpaid or delay in the payment of rent or common service fee
- ② No violation of rules for communal life
- ③ Tenant or cohabitant falls under any of the following

■ Has a Physical Disability Certificate	<ul style="list-style-type: none"> • Vision impairment class 1 or 2 • Orthopedically impaired (limbs and trunk) class 1 to 3 • Impairment of cardiac function, renal function, respiratory function, bladder function, or rectal function class 1 to 3
■ Has a Rehabilitation Certificate	<ul style="list-style-type: none"> • Grade 1 to 2
■ Has a War Injury/Illness Certificate	<ul style="list-style-type: none"> • Impairment equivalent to or greater than the above
■ Has difficulty walking	<ul style="list-style-type: none"> • Due to old age (65 and up)
	<ul style="list-style-type: none"> • Due to long-term illness
■ Is Pregnant	
■ Has an elementary school child or a younger child	

General flow of application



* Upon your submission of the documents, we will do an identification check of the person submitting the documents. Please bring your identification document(s) when you come to the center.

Avoid dangerous behavior?

Using a Mechanical Parking Garage

The mechanical parking facilities that we use every day can lead to serious accidents if operated incorrectly.

In order to prevent accidents inside the facility, pay attention to the following points and work for safe use!

- **Do not allow persons other than the driver into the parking system.**



Unloading baggage can cause mis-operation or malfunction. Be sure to unload it outside the parking system.



Be sure that passengers disembark outside of the parking system in order to prevent accidents caused by being locked inside.



Be sure to check that no children or other passengers are left inside.

- **Use your own eyes to check that there are no obstacles or persons in or around the parking system.**



Do not permit children to play in the area around mechanical parking facilities. Be sure to check that there are no persons inside the parking system before operating it.



When entering and leaving the facility, do not accelerate quickly. Move slowly and check for the safety of people in the area.

- **Do not use fixtures or other means to fasten the operating panel button.**

Do not use the operating panel button by fastening it with a fixture or other means.

With many parking systems, operation will stop when the operating panel button is released in order to ensure safety. Fastening the button with a fixture or other means will prevent the safety function from activating. This will make it impossible to immediately stop operation and creates the danger of a serious accident.

Caution



Check for safety while operating and do not step away from the operating panel. If you notice anything irregular or dangerous, stop operation of the system.
* Be careful to keep children away from the system while it is operating.



Do not fasten the operation button with a tuton clip or other means.

Also be careful that you do not forget to remove the key.

* Do not place tires, car supplies, or other personal items in the parking area.

Introduction of JKK Tokyo Housing Support

JKK offers housing support to a variety of households to make moving into an apartment easier through support programs **such as rent, a priority system, and easing of the investigation standards.**

Rent discount system for new residents

* This system is not available to those who are currently living in a JKK housing and planning to move to another JKK housing.



[Nearby living support discount]

Households wishing to live in the same city or within a 5 km distance of a relative who is within three degrees of kinship are eligible for a **20% discount** on monthly rent for 3 years after moving into some vacant city units.

* The resident household or relative's household must be classified as a "child-raising household", "household with elderly resident", or "household with disabled resident".



[Step 35 discount]

Households where the person signing the rental contract is 35 years old or younger on the day of the application receive a **20% discount** on monthly rent at some vacant city units for 3 years after moving in.

* Cohabiting relatives are limited to spouses (no age restriction) and relatives (within three degrees of kinship) who are 35 years old or younger.



[Pair support]

If you and your spouse (including engaged or partner relationship) are both in your 40s or younger, you are eligible for a **20% discount** on your monthly rent for three years after moving in for certain vacant residences.



[Child-raising discount]

Single-parent households receive a **20% discount** on monthly rent in some vacant city units either for 3 years or until the last day of the year when the child turns 18.



[Student discount]

Students receive a **20% discount** on monthly rent in some vacant city units until the last day of the scheduled year/month of graduation from university or other equivalent higher education institution in principle.

Priority application system when soliciting applications for first-come, first-serve vacant housing units



[Priority application system for child-raising households]

At housing units designated by JKK and composed of 2 or more rooms, this system allows priority applications for **7 days** before the start of public applications.



[Priority application system for elderly residents]

For residences located on the first or second floor of housing units designated by JKK that do not have elevators, this system allows priority applications for **7 days** before the start of public applications.



[Priority application system for engaged couples]

At housing units designated by JKK and met requirements of engaged couples or common law partners, this system allows priority applications for **7 days** before the start of public applications.

* Housing units designated by JKK that are within a 10-minute walking distance from a station will be provided for the priority applications for engaged couples or common law partners.

Other support systems

[Housing support for single-parent households]

If the monthly income of the applicant does not satisfy the monthly income standard, then it is possible to use the total including all child rearing allowances for the income investigation.

In addition, if the monthly income of the applicant does not satisfy the monthly income standard, then it is possible to use combined income, exceptions to the monthly income standards, and other support.

[Rental system for students]

Persons aged 18 years or older who are enrolled in university or other equivalent higher education institution may use JKK housing if they satisfy certain conditions.

[JKK Housing Registration Center]

Business hours: 9:30 – 18:00

(closed Sundays and holidays)

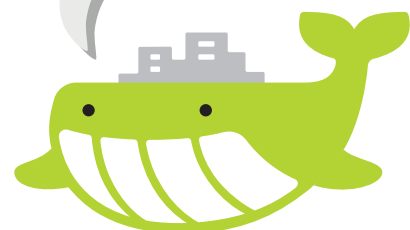
03-3409-2244 (main desk)

[Nearby living registration system for peace of mind]

This is a system of preferential housing introduction for customers who want to live close to their families (nearby living).

* The nearby living area is within the same ward or city, or within a radius of approximately 5 km.

For system details and eligible housing units, please see the homepage.



[Landlord]

ひとと、くらしをあったかく。

JKK東京

変化が見える、暮らしに役立つ
とうけい ちょうさ

統計調査

国が実施する調査です



家計が見える

かけいちょうさ

家計調査

雇用が見える

ろうどうりよくちょうさ

労働力調査

物価が見える

こうりぶつかつうけいちょうさ

小売物価統計調査



教育費にいくらかけてる?



どれくらいの方が仕事をさがしているの?



かぼちゃはいつ頃がお安いのかしら?



ガソリンにいくら使っているんだろう?



育児世代の働く女性はどれくらい増えた?



宮崎から都内に大学進学するけど物価の違いは?

答えは?



<https://www.stat.go.jp/>

統計局

◀携帯・スマホはこちらから ※一部の機種・アプリでは読み取れない場合があります

統計調査員がお伺いしましたら、ご回答をお願いします。

皆様の個人情報は厳重に保護されます

調査の結果は、暮らしをより良くする様々な取組みに活かされています

統計調査を装った「かたり調査」にご注意ください

新型コロナウイルス対策を踏まえて適切に調査を実施します



We Ask for Your Participation in the General Survey on Housing Life

On December 1, 2023, the General Survey on Housing Life will be conducted nationwide.

This Survey asks you about your general thoughts on housing. It will be an important fundamental resource for determining the direction of housing policies.

Part of the population who responds to the Housing and Land Statistical Survey to be conducted in October will be the subject of this survey.

Target households will receive a survey form from the commissioned research organization during the period from late November to early December. We ask for your understanding for and cooperation in this survey.

Contact

Planning and Accounting Section, Housing Planning Department,
Housing Policy Group, Tokyo Metropolitan Government

☎03-5320-4938



Use convenient bank transfers for payment of rent and other expenses.

Bank transfer procedure

1 Complete
the form.

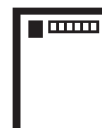


2 Submit it to
the bank.



3 Notification
arrives.

*Beginning of the month when transfers start



4 Bank transfers
start.

*Withdrawal for each month occurs on the 7th of that month.



* The bank transfer request form is available at the management office and area offices. If you wish to have one mailed to you, please contact the Customer Center.

For the financial institutions where this service is available and the required procedures, please call or check the homepage



Contact JKK Tokyo Customer Center telephone number ① below.

HP address <https://www.to-kousya.or.jp/>

← Read the QR code to view [How to pay rent].



Parking Fee Reduced Payment Plan for People with Disabilities

In December 2023, JKK will introduce a new policy where a 10% discount will be applied to monthly parking fees for tenants and their cohabitants of public rental housing using toll parking, provided that they have a disability of the specified degree and the monthly household income is below the specified level, in order to support their daily living.

Acceptance of applications started on September 1, 2023. For more information, check the application information documents available at the administration office and submit your application documents to the administration office.

Check the website for details of this policy.



JKK Tokyo Customer Center Telephone Numbers

★ Persons wishing to contact an area office should also use this telephone number.

Reception hours 9:00 AM – 6:00 PM (Closed on Saturdays, Sundays, national holidays and during the year-end and New Year holidays)

① Consultations regarding procedures, payment of rent, or living conditions

● Navi Dial

 **0570-03-0031**
ナビダイヤル®

● For persons unable use Navi Dial (0570 service), and persons using a mobile phone free-call or discount service:

 **03-6279-2962**



② Requests or inquiries regarding repairs

Emergency calls regarding water leakage and other emergency repairs, accidents, fires, or the safety of residents may be made **24 hours a day, 365 days a year**

● Navi Dial

 **0570-03-0032**
ナビダイヤル®

● For persons unable use Navi Dial (0570 service), and persons using a mobile phone free-call or discount service:

 **03-6279-2963**



Navi Dial

Calls to Navi Dial (0570 service) from a landline phone will be charged the local call rate (excluding public phones and PHS). When calling Navi Dial (0570 service) from a mobile phone, the free-call or discount services offered by the telecommunications company do not apply.

* **If the matter is not urgent, please avoid calling between 9:00 am and 10:00 am on Mondays or the day following a holiday, as phone lines are always very busy at these times.**

▶ **See here for frequently asked questions concerning procedures and other matters.**

