

Daily Life Plaza



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2023 (Reiwa 5) October

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

Request Survey for Periodic Building Monitor Visits/Consultations

If you are unable to come to the consultation center in person, you can request a building monitor to visit you once every two months to help with various applications and consultations. The building monitor will visit target households between October 2023 and March 2024 to survey your requests.

Target Households

The following households that are not currently receiving periodic visits/consultations are eligible:

- Households in which all members are 65 years old or older and the youngest resident is 65, 70 or 75 years old
- Households comprising only members with disabilities (eligible every five years).

Note: For households with only people 80 years of age or older, surveys are conducted as needed.

If you are not home

If you are not home, a questionnaire postcard will be mailed to your mailbox. Please fill out the questionnaire and return it to us.



Building monitors are JKK Tokyo Consultation Center staff members.

Building Monitors Conduct the Following Duties

- (1) Provide consultation and act as intermediaries with regards to applications, income reports, repairs, etc.
- (2) Introduce residents to welfare-related institutions
- (3) Visually inspect buildings and facilities

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- The deadline for submitting 収入報告書 (Income Reports) has passed. 6

The deadline (date for direct debits) to pay for October housing fees, etc., is Tuesday, October 31.

If you are using direct debit, please check the amount in your payee account before the date of the direct debit.



About the Housing Fee Reduction System

What is the Housing Fee Reduction and Exemption System?

Municipally-owned housing fees are determined by the total income of your household, according to the 収入報告書 (Income Report) that you submit each year. The Housing Fee Reduction and Exemption System is targeted at low-income households who are suffering hardships or households with special situations, such as having a member with disabilities or illnesses. Based on applications, the system reduces the certified housing fees even further. (The system does not apply to Subsidized Housing [都民住宅].)

The system consists of general housing fee reductions and special housing fee reductions.

General Housing Fee Reduction	Households with a certified monthly income (including tax-exempt pensions) or 65,000 yen or lower can apply to have their housing fees reduced by 10 to 50 percent. In some cases, households with extremely low income that meet certain conditions*2, such as having a member with a disability or illness*1, may be able to receive a special reduction of 75%.
Special Housing Fee Reduction	Households with a certified monthly income of 158,000 yen or lower—and single-parent households or households with members having a disability or illness*1 that meet certain conditions*2—can apply for a 50% reduction in the applicable categories for housing fees.

*1 This does not apply to some disabilities or illnesses.

*2 For more information about certain conditions, please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 6).

How Certified Monthly Income is Calculated

Total income of all household members – (380,000 yen × number of family members, excluding the lessee) – special deduction amount*3
12 months

*3 Includes measures related to switching from employment income deductions or public pension deductions to basic deductions (maximum 100,000 yen).

Special deductions (As a general rule, we need to be able to confirm them via 住民税課税証明書 [Residence Tax Declaration Certificate] or other documents.)

Type of deduction	Deduction amount
Designated dependents	250,000 yen*4
Elderly dependents	100,000 yen*4
Regular disabilities	270,000 yen
Special disabilities	400,000 yen
Widows	270,000 yen*5
Single parent	350,000 yen*5

*4 The deduction is also available for those who can be confirmed as dependents by the 住民税課税証明書 (Residence Tax Declaration Certificate) or other documents and meet the age and other requirements by the exemption's scheduled starting date.

*5 The deduction will be applied to the income of the person himself/herself. If your income is less than the deduction amount, the amount of your income will be deducted.

You Must Apply to Receive a Housing Fee Reduction

We accept applications at the Consultation Center, local offices, the building monitor office and during periodic visits or by mail.

First, check with the JKK Tokyo Customer Support Center (phone number ❶ on page 6) about the necessary documents, and bring those documents to apply. For more details, please read the 使用料減免申請のしおり (Housing Fee Reduction Guide) which is distributed at places like the Consultation Center.

If the household meets the criteria, the exemption will be applied from the month following the month of application.

Required documents for all applicants

- (1) 使用料減免申請書 (Housing Fee Reduction Application Form)
- (2) 住民票 (Certificate of Residence) for all household members (with relationships listed)
- (3) Most recent 住民税課税証明書 (Residence Tax Declaration Certificate) and other documents

The necessary certificates other than those listed above will vary by household situation.

You may be asked to submit a 同意書 (Consent Form) if we need to investigate pensions, etc.

You may need to affix your personal seal, so please bring it with you.



This about Panda the Teacher makes me curious!

2

Here is a video of panda bear exercise! We invite parents and kids to do this together!

- Video reference: Bom-Bom Academy



Current Recipients of Fee Reductions

- If your household is currently receiving a fee reduction, the application form for continuing to receive it will be sent to you sometime around the 20th of the month before the month that it expires. Be sure to complete renewal procedure before the deadline.
- Please contact the JKK Tokyo Customer Support Center (phone number ① on page 6) if the application form does not arrive or you lose it. We will send you a new application form. You can also submit your application by mail, so please ask us about this as well.

Those Who Have Completed the Application

After applying, please confirm your housing fees via the 使用料減額免除通知書 (Notice of Housing Fees Reduction), which will be sent around the 20th of the month after the month when you applied.

Applications Accepted for 2024 Kitchen Sink Drainpipe Cleaning

For housing complexes whose residents would like to request kitchen sink drainpipe cleaning at their residences, we will receive the necessary fees for cleaning as common fees, and Tokyo will handle the cleaning once a year as a proxy for residents. Please apply within the application period through your representative (resident association).

● Scope of cleaning

Among the kitchen sink drainpipes, the scope of cleaning will cover the sinks to the first catch basin outdoors.

● Conditions for applying

(1) As a general rule, the approval of all residents (if you are a new housing complex, a list of signatures) is necessary for each housing complex. However, we may accept individual building applications. For more information, please contact the JKK Tokyo Customer Support Center (phone number ① on page 6).

(2) We will provide information about the necessary fees for cleaning in 2024 in the November issue of Daily Life Plaza. Starting from April 2024, you must pay the fees together with the monthly housing fees.

● Application method

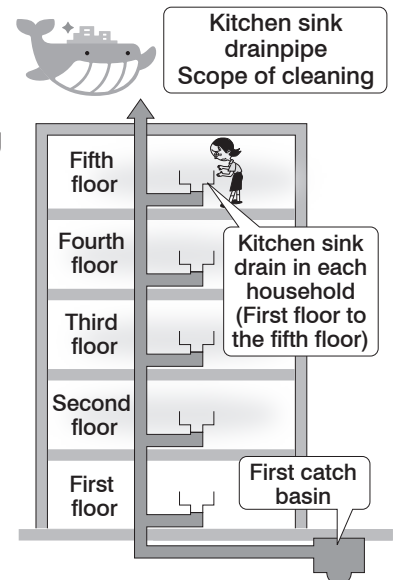
For housing complexes requesting cleaning for the first time, please contact the JKK Tokyo Customer Support Center (phone number ① on page 6) through your representative (resident association).

For housing complexes requesting cleaning following last year, we will send an application form for 2024 in late October to your representative.

● Period for accepting applications / where to apply

(1) Period: From November 1 (Wed.) until November 30 (Thu.), 2023

(2) Where to apply: Your Consultation Center in charge (if you are applying following last year, you can apply online as shown below).



[For housing complex that had the same work done last year] About applying online

Any housing complex resident who wishes to have drainpipes cleaned following 2023 can apply online. Online application is not available for newly applying for housing complex.

To apply online, use the “Tokyo Metropolitan Government Public Service Cloud Application.”

Scan the 2D code→“Find an application procedure”→06_20 (for resident association) Municipally-owned housing/都民住宅 (Subsidized Housing) built by the Tokyo Metropolitan Government Applications→Apply to have kitchen drainpipes cleaned (housing complex which had the same work done last year)



Note: You need to register as a user before using the application system.



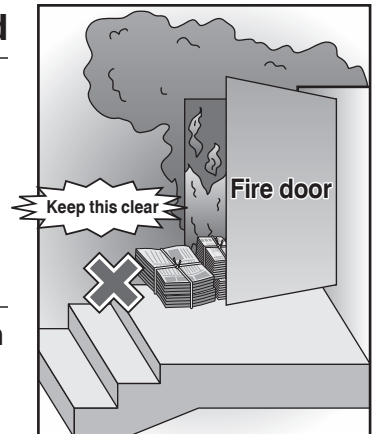
Notes When Using Common Areas

1 Placing things in shared hallways and staircases is not allowed

Shared hallways and staircases are important evacuation routes. Belongings, bicycles and other objects not only block regular traffic, but also become obstacles when evacuation is necessary due to fires or other emergencies.

2 Placing things that will block fire doors from opening and closing is not allowed

Do not place objects in front of a fire door, since they will prevent it from opening and closing properly and help fires spread. Please clear away any objects you've placed there.

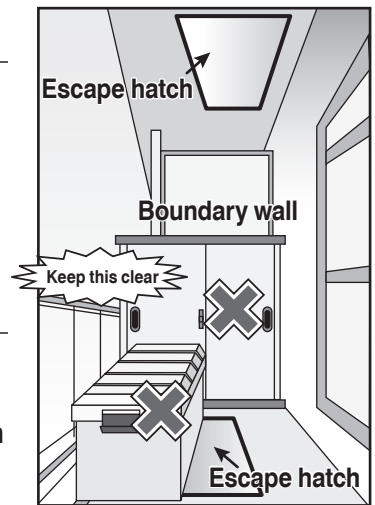


3 Placing things near boundary walls is not allowed

Boundary walls and escape hatches that go down to lower floors are installed to serve as emergency exits in case of fires and other emergencies. Placing objects near them will obstruct escape. Children may also climb objects left on the balcony, which could lead to accidents.

4 Make sure objects do not fall from your balcony

Do not place or hang things on top of the balcony railing, as there is a risk that they will fall off. When hanging futons (including sheets and covers) on the balcony, always use a futon drying rack, as well as futon clips, and hang them on the inner side of the balcony to prevent them from falling.



Restrictions on the use of balconies for high-rise apartments over 15 floors

Regardless of which floor you live on, never do the following.

- Hang laundry higher than the balcony railings
- Dry bedding, rugs or laundry on or over the balcony railings
- Install antennas (for satellite broadcasting reception, radio, etc.) on the balcony railing

Other As any falling object has a high chance of causing accidents, please take other precautions to ensure that objects do not fall.

5 Avoid pouring water onto the floors of shared hallways, staircases and balconies

The floors of shared hallways, staircases and balconies are not fully waterproof. If you wash these floors with water or allow discharged water from a running air conditioner to drip onto them, it may leak down to the floor below. Do not wash floors with water, and use a hose or something similar to direct the water discharged from air conditioners into the drain.

In addition, if the drain's grate is blocked by dirt or trash, rainwater may overflow and lead to leaks, so work with other residents to clean it regularly.

6 When smoking in shared hallways, staircases or balconies, be considerate to those around you and handle fire with care

Smoking in shared hallways, staircases, and balconies produces odors and second hand smoke, which may annoy neighbors, so be considerate and avoid doing so. Careless handling of cigarettes is also the cause of many fires. A cigarette that is not completely put out is very dangerous, since it may ignite laundry or bedding. Please dispose of cigarette butts carefully.

Message from the Bureau of Social Welfare, Tokyo Metropolitan Government

Information on Tokyo Metropolitan Government joint consultation sessions for hikikomori (acute social recluses); no application required

The Tokyo Metropolitan Government has programs to support both the hikikomori themselves and their families. Private support groups and related organizations in Tokyo that support hikikomori will hold a joint consultation session. Use this session to find better support for hikikomori.

[Dates, times and locations]

First session: October 15 (Sun), Large conference hall and reception hall, fifth floor, Building Number 1, Tokyo Metropolitan Government (Shinjuku-ku)

Second session: November 3 (Thu/national holiday), Musashino Swing Hall (Musashino City)

Third session: November 23 (Thu/national holiday), Theater 1010 (Adachi-ku)

All sessions take place from 1 to 4 p.m.

[Eligibility] Hikikomori and their families

[Program] Private support groups and related organizations will set up booths and explain the support they provide and their initiatives.

The private support groups participating will vary from session to session.

Organized by Tokyo Metropolitan Government

[How to participate] You do not need to register. Just come to the venue of the desired session.

[Inquiries] Tokyo Hikikomori Support Net, website or ☎0120-529-528

For more information, please visit the website.

Joint consultation sessions for hikikomori (acute social recluses)  Search



■ Inquiries for joint consultation sessions for hikikomori

Tokyo Hikikomori Support Net ☎0120-529-528

(Department in charge: Life Support Desk, Community Welfare Division, Community Welfare Department, Bureau of Social Welfare, Tokyo Metropolitan Government ☎03-5320-4039)

Join in Self-Defense Fire Drills

You cannot predict when and where disasters like fires and earthquakes will strike. It is important to conduct drills regularly to protect yourself and minimize damage when disasters happen.

Fire Service Act stipulates that drills be conducted at least once a year. Get together with residents to hold fire drills, and check evacuation routes and evacuation sites in the event of a disaster.



Joining fire drills

- If you want to hold a fire drill or if the local resident association intends to participate in a local disaster prevention drill, please contact the fire station and JKK Tokyo's fire prevention management supervisor in advance.
- When holding a fire drill, make sure to thoroughly check the situation in the drill site and surrounding area, and take care to avoid accidents and injuries. The video in the Tokyo Fire Department website "Digital Classroom (電子学習室)," "Let's try the fire prevention drill (やってみよう!防災訓練)," and the video "Remote fire-prevention training (リモート防災教育)" that does not resort to group

Tokyo Fire Department Digital Classroom (電子学習室)  Search

<https://www.tfd.metro.tokyo.lg.jp>



- If you do not know how to conduct the drill, please consult JKK Tokyo's fire prevention management supervisor.

■ Inquiries About Self-Defense Fire Drills and Contact Information

Fire Prevention Management Supervisor, Municipal Management Section, JKK Tokyo
Contact phone number ① of the JKK Tokyo Customer Support Center listed on page 6.



Beware of spray can accidents

Spray can products such as insecticides, hair sprays and deodorants contain flammable gas and there are reports of accidents caused by spray cans in municipally-owned housing, etc., such as explosions and fire.

Make sure to pay attention to the following when using a spray can.

- Keep away from fire.
- Do not ignite any combustion equipment such as bath boilers after using the spray can.
- Make sure to ventilate thoroughly during and after use.
- Keep the spray can away from high temperatures, such as near heaters and direct sunlight.
- Make sure to use up the content before disposal.



収入報告書 (Income Reports) Are Overdue!

If your household has not yet submitted the documents, submit them immediately.

* If you are receiving fee reductions/exemptions for your housing fees, you do not need to submit a “収入報告書 (Income Report)” form (the forms have not been sent to you). However, the process of filing an application for housing fee reductions/exemptions will take the place of submitting a 収入報告書 (Income Report) form, so be sure to go through the process during the renewal period.

If the applicable period for fee reductions/exemptions for your household has concluded and you have not applied for a fee reduction/exemption or gone through the 収入報告書 (Income Report) procedures, please contact the JKK Tokyo Customer Support Center (the following phone number ①).

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 the 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 are unable to call the Navigation Dial number, and/or are using free minutes, discount services, etc., on their cell phones

☎03-6279-2652

Certain applications can be now accepted online! Scan this code for more detail.



② For application or consultation regarding repairs

For emergency repairs (leaks, etc.), accidents and/or fires, suspension 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 are unable to 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).

When using a cellphone, toll-free minutes, or discount services of your phone company do not apply.

- The lines may be congested from 9:00 a.m. to 10:00 a.m. on Mondays and the next morning of holidays. 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).”

Housing Policy Headquarters, Tokyo Metropolitan Government website

Housing Policy Headquarters, Tokyo Metropolitan Government



JKK Tokyo website “For residents of municipally-owned housing, etc.”

Municipally-Owned Housing Residents



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



Daily Life Plaza is made with recycled paper.

SAVE THE GREEN EARTH!