

Take Every Step to Prevent Coronavirus Infections!

Contents

| | |
|---|---|
| ● Take Every Step to Prevent Coronavirus Infections! | 1 |
| ● Information for Persons Who are Having Difficulty Paying Rent Due to the Effects of Coronavirus | 2 |
| ● About the 11th Survey of Actual Conditions Among Residents of JKK Rental Housing | 2 |
| ● Information About Various Procedures | 3 |
| ● Guard Against Frailty! | 4 |
| ● Introduce a Friend to JKK and Get a Present | 5 |
| ● More Financial Institutions Allowing Payment of Rent and Other Expenses by Bank Transfer! | 6 |
| ● How to Prevent Furniture from Tipping Over | 7 |
| ● Being Considerate About Noise in Daily Living | 7 |
| ● Request Concerning Setting-Out of Oversize Trash | 8 |
| ● JKK Tokyo Customer Center Telephone Numbers | 8 |

Many new coronavirus infections are being reported in the Tokyo Metropolitan Area. Please take all of the necessary basic steps to prevent the spread of infection.



Basic steps to prevent virus infection



(1) Social distancing (2) Mask wearing (3) Hand washing

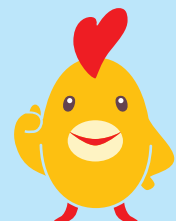
(1) Avoid the Three C's.

- Closed spaces
- Crowded places
- Close-contact settings



(2) Wear a mask correctly.

- The mask must securely cover both your nose and mouth.
- Adjust the mask so that it fits properly.



(3) Wash your hands at the following five times.

- After returning from a public place
- After coughing, sneezing, or blowing your nose
- Before and after eating
- After caring for someone who is sick
- After touching something outside



Information for Persons Who are Having Difficulty Paying Rent Due to the Effects of Coronavirus

Notice concerning the Housing Security Payments which are provided by local governments

● What are Housing Security Payments?

Under this system, the local government (city or other local government) pays an amount equivalent to the rent (subject to an upper limit) to JKK on behalf of the renter.

In general, the payments cover a period of 3 months, however in some cases they can be extended to a maximum of 9 months or 12 months.

● Eligible persons

Persons who lost their jobs or place of employment within the past 2 years

or

Persons who have seen their income reduced as a result of temporary closure of business or similar cause

Persons who are in danger of losing their housing

* An investigation of income, assets, job-seeking activities, and other requirements will be conducted.

● For details, contact the self-reliance support agency in the municipality where you live, or else contact the following.

Ministry of Health, Labour and Welfare Housing Security Payments Consultation Call Center

<https://corona-support.mhlw.go.jp/jukyokakuhokyufukin/counter.html>



About the 11th Survey of Actual Conditions Among Residents of JKK Rental Housing

The Tokyo Metropolitan Housing Supply Corporation conducts a “Survey of Actual Conditions Among Residents of JKK Rental Housing” (questionnaire survey) around once every three years in order to acquire basic information for the management, planning, and other actions necessary to create better housing. The survey questionnaire will be mailed to 5,000 persons chosen at random from all households living in JKK rental housing.

For reasons of preventing coronavirus infections, this time the survey will be conducted without any direct contact with the residents. We ask for your understanding and cooperation in completing the survey either on the internet or sending it to us by mail.

Survey period:

February 18 (Thursday) – March 15, 2011 (Monday)



Information About Various Procedures

Procedures are required when your family composition, guarantor, or other registered information changes while you are in residence.

| | |
|---|--|
| Requesting a name change | Request this change when the names of the persons living in the residence changed due to death of the renter, moving out, or other reason. |
| Requesting a change of guarantor | Request this when you want to change your guarantor (using the system for guaranteeing payment of rent and other expenses). * As a result of revised civil law that took effect on April 1, 2020, a new form is now used for requesting a change of guarantor. In the future when changing the guarantor of an individual renter, we will mail you a request form that contains the "maximal amount" which is the upper limit of the guarantee. |
| Notice of change to registered information | Submit this notification when there was a change to the notification information or emergency contact information of the renter, persons living in the same residence, or guarantor. |
| Notification of change in family composition | Submit this notification when there was a change in the composition of the persons living with you due to birth, death, moving out, or other reason. |

* Each request or notification is subject to qualification requirements and conditions. Please check with the Customer Center in advance before completing the procedure.

* To submit the documents, either submit them directly at the management office or the area office for your area, or mail them to the area office for your area. Verification of identity is required when submitting document, so be sure to bring ID with you when coming to the office.

* In some cases you may have to submit other documents attached to the request or notification. At this time, please submit documents which do not contain your Individual Number (My Number). (* Your Individual Number will not be printed on a copy of your resident register unless you specifically request it.)



The documents can be downloaded from the homepage below.

- Notification of change to registered information
- Notification of change to family composition
- Request for certificate and additional copy of the contract



▲ Download forms

We receive many questions about procedures and other matters sent to us by residents of JKK housing. These are posted in Q&A format on the homepage.

?

The renter had died.
What procedures do the family members living with the renter need to complete?

?

Can I get a certificate of housing rent?

?



▲ Frequently Asked Questions

To contact us, please call JKK Tokyo Customer Center telephone number ① on page 8.



Guard Against Frailty!

The Importance of Eating Habits for Preventing Frailty

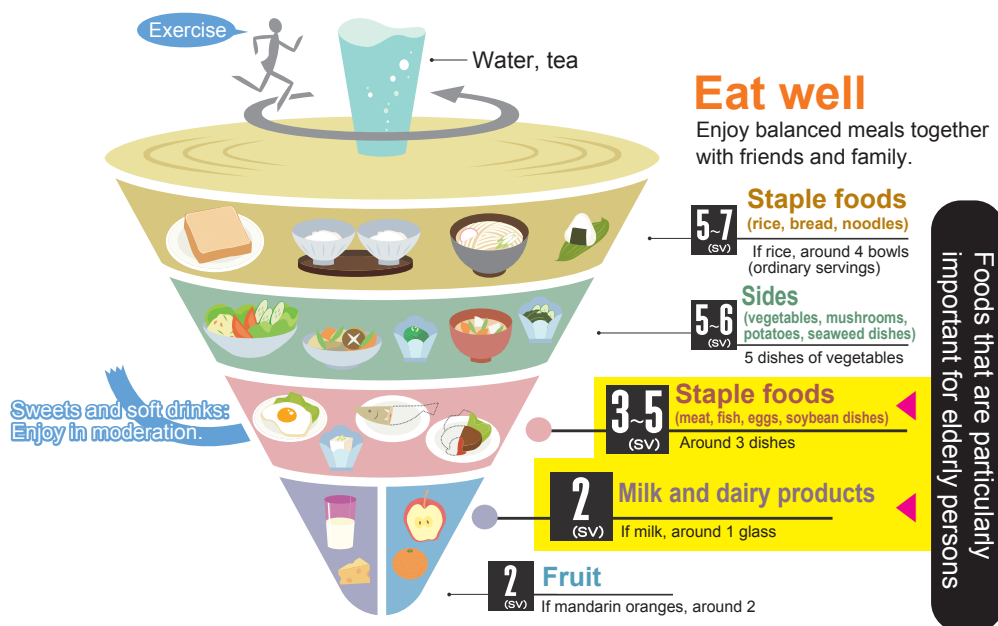
Written by: Tomoki Tanaka, Institute of Gerontology, University of Tokyo

1. It is particularly important for older persons to eat well.

It is simply a fact that our bodies are made of what we eat. Before we reach advanced age, we are told to reduce the amounts we eat and prevent obesity in order to prevent lifestyle-related diseases. However as we get older, our appetites and the amounts which we eat decline, making it likely that we will lose weight. As a result, we lose muscle and accelerate ourselves on the path to frailty. We must be careful to avoid obesity, and particularly obesity coupled with muscle loss, however we must also change the way we think about nutrition management for each age group. Despite the existence of gray areas around overeating and undereating, it is important for elderly persons to eat three proper meals and to eat enough, including snacks.

2. Balanced meals centered on building your body

So what should we actually be eating? In Japan, there is a balanced diet guide that was created by the Ministry of Health, Labour and Welfare and the Ministry of Agriculture, Forestry and Fisheries. It pictures a balanced diet in the form of a spinning top. It expresses the ideas that the balance is not good, the top will not spin properly and will fall over, and that for a top to spin requires physical activity and exercise. In order to prevent frailty among elderly persons, it is recommended that they consume large amounts of proteins and the nutrients that build our bodies such as calcium and vitamin D. In order to maintain muscle, it is important to consume good-quality protein through three regular meals and snacks. Sources of protein include more than fish, meat, and eggs. Proteins are contained in a wide range of foods, and can be consumed from a large variety of dishes. In recent years, foods containing large amounts of proteins are also available from convenience stores, and I hope that people will make use of them.



Source: Ministry of Health, Labour and Welfare / Ministry of Agriculture, Forestry and Fisheries

Illustration: Strive for meals that follow the balanced diet guidelines

Introduce a Friend to JKK and Get a Present

Period: Until May 31, 2021 (Monday)

Gift card present for introducing residents!



If a friend you introduce applies for and concludes a contract for a subject residence, you will receive a

consisting of a **10,000** yen gift card!

present

Please introduce JKK Tokyo rental housing to any friends you have who are looking for a place to live. To download the friend introduction present sheet and for details, please see the homepage.

<https://www.to-kousya.or.jp/chintai/campaign/1133haru/>



At JKK Tokyo, we offer a range of support systems including **rent discounts**, **priority applications**, and **relaxation of examination standards** to make it easier for all kinds of households to take up residence.

Nearby living registration system for peace of mind Expanded area



"I want to help my children as they struggle with child raising..."
"I want to be close so I can see my grandchild grow up..."
"I want to move closer to my elderly parents so I can take care of them..."

This is a system of **preferential housing introduction** for customers who want to **live close to their families**.

[Expanded area!]

Due to the popularity of this program, we have expanded the **nearby living area from 2 km to 5 km** so that it covers more housing units.



Relaxation of income investigation / 20% discount on rent (child-raising discount)

[Support ①: Relaxation of the income investigation]

If the monthly income of the applicant does not satisfy the monthly income standard, then it is possible to use the total income including the **child raising allowances** provided by local governments for the income investigation.

[Support ②: 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.



7-day priority applications / 20% discount on rent for 3 years

[Support ①: Priority application system for child-raising households]

At the housing units designated by JKK, this system allows priority applications starting 7 days before the start of public applications.

(* Newly married households were added to the list of eligible households.)

[Support ②: Pair support]

Households consisting of married couples where either the applicant or his/her spouse is age 40 or younger receive a 20% discount on monthly rent at some vacant city units for 3 years after moving in.

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

[JKK Housing Registration Center]

Business hours: 9:30 - 18:00 (closed Sundays and holidays)

03-3409-2244 (main desk)

JKK JKK Tokyo Metropolitan
Housing Supply Corporation
Valid ad period: Until May 31, 2021

[Renter]

Payment of Rent and Other Expenses

More Financial Institutions Allowing Payment of Rent and Other Expenses by Bank Transfer!

Shinsei Bank and AEON Bank have begun processing bank transfers. Persons who have not yet registered for bank transfers should take this opportunity to consider doing so.

Bank transfers will start around 2 months after submitting the bank transfer request form to the financial institution.

3 advantages of bank transfers

Easy

Money for that month's rent is transferred automatically from the designated account on the 7th* of each month.

* If a bank holiday, then the following business day

Safe

It is not necessary to carry money to the bank. There is no need to worry about forgetting to pay.

Happy!

Of course the bank transfer fee is 0 yen!

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.



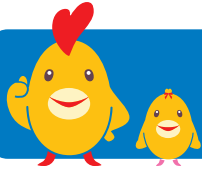
The bank transfer request form is available at the management office and area offices. If you wish to have one mailed to you, please contact the Customer Center.



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 on page 8
 <HP address> <https://www.to-kousya.or.jp/>
 ←Read the QR code to view [How to pay rent].



How to Prevent Furniture from Tipping Over

Is your home safe?!

We never know when an earthquake may occur! Check these 4 key points and strive to ensure safety in your home.

Key point
1

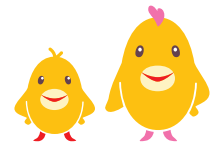
Ensure a safe space.

- Do not place furniture with wheels near the entrance to your home.
- In order to prevent fire when an earthquake occurs, do not place furniture close to sources of flame.
- Place as little furniture as possible in bedrooms and rooms occupied by infants or elderly persons.
- Do not place objects on furniture.

Key point
2

Install and use furniture correctly.

- Place furniture so that it will not block the escape route if it tips over.
- Do not place tall furniture on a carpet or tatami mat.
- Store heavy items in the bottom of furniture, making it less likely to tip over.
- Install so furniture leans backward, not forward.

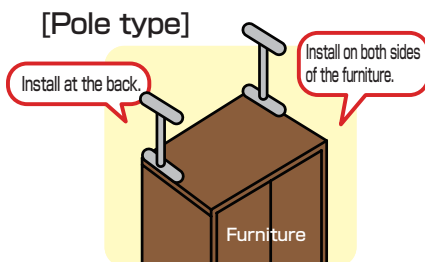


Key point
3

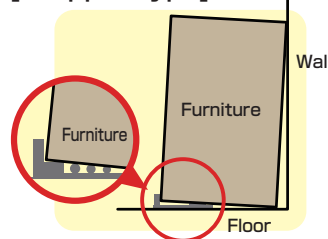
Prevent furniture and appliances from tipping over.

- Select anchor devices that are suitable for the weight and shape of the furniture.
- Use 2 or more devices to anchor furniture from the top and bottom. [Pole type and stopper type]
- Be sure to use a bracket to connect furniture which is divided top/bottom. [Connecting bracket]
- Do not place appliances in high locations or unstable locations.

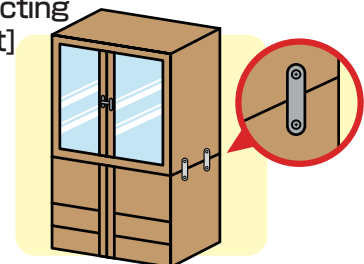
[Pole type]



[Stopper type]



[Connecting bracket]



Key point
4

Prevent contents from flying out.

- Install a open door stopper on furniture that has an opening door.
- Apply shatter prevention film to glass doors.
- For storage furniture without doors, install a fall prevention bar or fall prevention tape.

Being Considerate About Noise in Daily Living

As we avoid going out and work from home, we are spending more time at home and there have been cases of trouble caused by parts of our everyday lives that we rarely think about. In an apartment building, there are many cases when people do not realize they are making noise until the person living next door or below points it out.

In order to enjoy comfortable living, every person needs to be considerate.

Please show respect for one another.



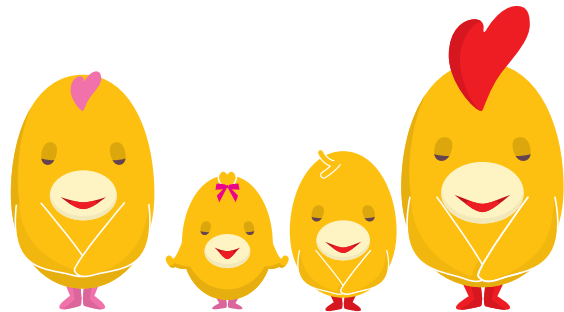
Request Concerning Setting-Out of Oversize Trash

There have been cases when residents set out oversize garbage at the garbage collection station on the residence grounds.

You must apply in advance to the municipality where you live in order to set out oversize garbage.

Oversize garbage which is set out without an application will not be collected and will inconvenience other residents.

Be sure to follow the rules of your municipality and apply before disposing of oversize garbage.



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**

- 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 are available **24 hours a day, 365 days a year.**

●Navi Dial

 **0570-03-0032**

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

☎03-6279-2963



Using 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 in the morning on Mondays or the day following a holiday, as phone lines are always very busy at these times.



← Homepage
For residents of
JKK housing