



Beware of Heat Stroke



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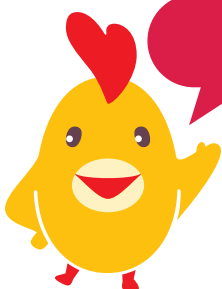
The number of people who suffer from heat stroke is increasing every summer. It is necessary to take care even when at home, as there are cases in which high temperatures and high humidity can prevent the body from dispersing heat, which may result in heat stroke.

Take every precaution to prevent heat stroke so you can enjoy the summer season!

Points for Avoiding Heat Stroke

- Adjust the room temperature by using air-conditioning and fans effectively
- Prevent heat from accumulating by wearing loose and airy clothing
- Regularly drink liquids, even if you don't feel thirsty
- Use parasols or wear hats to prevent exposure to direct sunlight when leaving the house

Immediately call for an ambulance if you notice anyone suffering from the following



! Unable to drink water alone, and cannot move owing to a strong sense of listlessness or feebleness

! Unconscious and convulsing all over their bodies

Guide to Housing Occupation Support

JKK provides a wide range of support for people occupying JKK properties through a priority application system, a rent discount system and other such systems.

Single-Parent Households Occupancy Support

[Support ①: Relaxation of Income Examinations]

In the event of the applicant's monthly income not satisfying income standards, it is possible to add the monthly income received from "Child Care Allowances" and "Child-Rearing Allowances" provided by local autonomous authorities when the income examination is carried out.

[Support ②: Child Development Discount]

It is possible for **single-parent families** moving into certain vacant homes in urban areas to receive a **20% discount** on the monthly rent either up until the child is eighteen years of age, or **for a period of three years**.

[NEW]

Newly-Married and Married Couple Households

Occupancy Support

[Support ①: Priority Application System for Families with Children]

A system in which priority is given for a period of seven days from the official launch of application receipt for apartments stipulated by JKK.

(*New-married couples have been added to eligible households)

[Support ②: Couple Support]

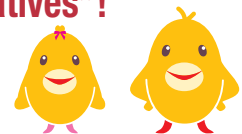
Married couples moving into certain vacant homes in urban areas will receive a **20% discount** on the monthly rent **for a period of three years** if **either the applicant or his/her spouse is forty years old or younger**.

Neighborhood anxiety-free registration available

Registrations currently being accepted!

JKK Tokyo provides full support for people "living nearby close relatives"!

Register in advance if you are interested, and we will contact you and provide you with details when a home that matches your conditions becomes available.



Eligible housing and Eligible persons

- **Eligible housing:** JKK rental housing
- **Eligible households:** Persons who fulfill the criteria for both the "close family condition" and "household conditions" prescribed by JKK

Access our website for further details, or contact [Neighborhood Consultations] at the following telephone number.

JKK Tokyo homepage: <https://www.to-kousya.or.jp/>

[JKK housing registration center]

Inquiries: 03-3409-2244 (Main)

Hrs Mon-Sat 9:30 - 18:00 (Closed: Sun, Nat Hols)

2F Terrace Shibuya Mitake 1-15-15 Shibuya, Shibuya-ku, Tokyo 150-8543

Notification of Improvement and Refurbishment Projects

The "JKK Rental Housing Improvement and Refurbishment Plan" has been updated.

JKK is moving ahead with improvements and refurbishments focusing mainly on rebuilding projects based on the "JKK Rental Housing Improvement and Refurbishment Plan" proposed in May 2003 and enacted in January 2014.

This plan is reviewed once every five years, and it has recently been revised. Work on the improvements and refurbishments will be started in alignment with the details laid down in the plan.

* What do "Improvement and Refurbishment" mean?

This refers to the systematic implementation of methods for revitalizing and reusing public housing located in old buildings that are due for upgrades in accordance with the characteristics of the premises.

Overview of the Improvement and Refurbishment Plan

1 Valid Period of the Plan

A ten-year period from 2019 to 2028.

2 Scale of Eligible Homes

Approximately 12,900 JKK rental homes in 25 housing estates

* Buildings that were constructed before fiscal 1964 are eligible.

The homes eligible for this are those for which work had not been started as of the end of 2018 but that were targeted when the previous plan was enacted (in January 2014).

There has been no change to the eligible housing estates and work methods in the current revisions.

3 Moving Ahead with Improvements and Refurbishment

We will continue to work mainly on rebuilding, and during the course of the plan we will start improving and refurbishing approximately 7,200 homes.

Fiscal 2019 to 2023	Fiscal 2024 to 2028	Total
Approximately 3,200 homes	Approximately 4,000 homes	Approximately 7,200 homes



Improvement and Refurbishment Implementation Periods for Each Home

- Residents of the homes for which improvements and refurbishment are due to be carried out will be notified around three years prior to work commencing.
- Briefing sessions explaining the overall rebuilding plans and the system for rehousing residents during the rebuilding implementation period will be held, and the procedures for rehousing commenced (households with contracts that do not stipulate occupation periods (normal rental contracts) are eligible for the rehousing system).



See the JKK website (<https://www.to-kousya.or.jp/>) for further details.

Inquiries related to the Improvement and Refurbishment Plan

➡ **Contact telephone number ① for the JKK Tokyo Customer Center listed on page 10 (ask to speak to the person in charge of housing plans)**

The Categories for Repair and Improvement Payment Responsibility Have Changed

The payment categories for repairs and improvements have been revised in consideration of amendments to the Civil Law Act, revisions to the standard housing rental contracts by the Ministry of Land, Infrastructure, Transport and Tourism, and conditions within the rental housing market. Illustrations pointing out the repair and improvement payment categories that are scheduled to be revised will be used from this edition onward. **[The first of these targets the main entrance and the kitchen. (The living room is scheduled for the next edition.)]**

1 Date on Which the Revisions Come into Effect

September 2 (Monday), 2019

Repair and improvement payment responsibility categories will also be revised for residents who concluded rental agreements before the date on which the revisions came into effect.

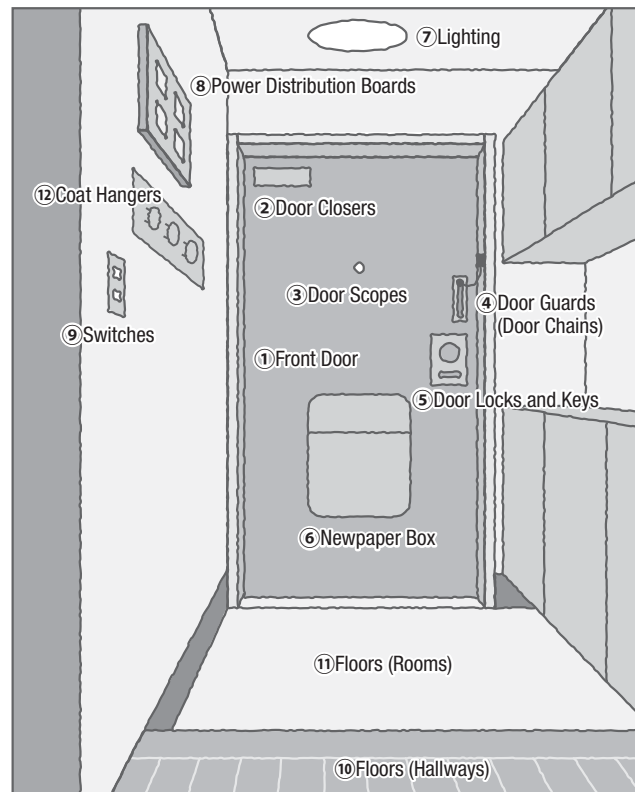
2 Repair and Improvement Payment Categories

The residents will be obliged to cover costs in the following cases, even when they as marked as being paid by JKK.

- Soiling damage caused by the resident intentionally, through negligence or by failing to perform daily maintenance, and soiling damage, discoloration, wearing and daily maintenance (simple maintenance, screw tightening, oiling, cleaning) within a range that does not prevent the use of the residence are to be paid by the resident.
- Replacement and repair of facilities and equipment, etc., installed by the resident
- All work and expenses involved in moving furniture necessary to enable the implementation of repairs and improvements

(1) Main Entrance

- ① Front Door**
 - Difficult to open and close the door **Paid by JKK**
 - Door is malformed **Paid by JKK**
 - The frame is corroded due to rust **Paid by JKK**
- ② Door Closers**
 - Broken or doesn't work **Paid by JKK**
 - Defective speed when opening and closing **Paid by JKK***
- ③ Door Scopes**
 - Concealment cover has come off **Paid by JKK***
 - Scope is broken **Paid by JKK***
- ④ Door Guards (Door Chains)**
 - Cannot be connected, broken, rusted **Paid by JKK***
- ⑤ Door Locks and Keys**
 - Front door lock (including handles, knobs or other metal parts) broken **Paid by JKK***
 - Key won't fit, broken **Paid by JKK***
- ⑥ Newspaper Box**
 - Box has come off **Paid by JKK**
 - Insertion flap is broken **Paid by JKK***
- ⑦ Lighting**
 - Defective lights **Paid by JKK**
 - Bulbs blown **Paid by resident**
- ⑧ Power Distribution Boards**
 - Broken, falling off or has defective insulation **Paid by JKK**
- ⑨ Switches**
 - Don't work, broken **Paid by JKK**
- ⑩ Floors (Hallways)**
 - Floor squeaks or creaks **Paid by JKK**
 - Floorboards are rotting or sunken **Paid by JKK**
 - Wax has worn off **Paid by resident**
- ⑪ Floors (Rooms)**
 - Peeling, cracked **Paid by JKK**



- ⑫ Coat Hangers**
 - Broken hooks **Paid by resident**
- ⑬ Outside Front Door**
 - The door or frame is broken **Paid by JKK***
 - The nameplate case is broken or has fallen off **Paid by JKK***
 - The lid on the milk delivery case is broken **Paid by JKK***
 - The interphone or chime is defective **Paid by JKK**

The items marked with an asterisk (*) refer to the items for which JKK will pay from September 02, 2019.

(2) Kitchen

① Kitchen sink

- Sink unit is corroded **Paid by JKK**
- Cupboard doors don't open or close properly **Paid by JKK**

② Gas Cookers (Built-in Table-top Gas Cookers)

- Sink unit is corroded **Paid by JKK**
- Built-in table-top gas cooker water tray and other accessories **Paid by resident**

③ Drain (Trap)

- Drain trap leaks **Paid by JKK**
- Replacement of slit-rubber cover **Paid by resident**
- Replacement of rubber stopper, perforated plate, drain trap **Paid by resident**

④ Wall-mounted Cupboards

- Cupboard doors don't open or close properly **Paid by JKK**
- Loose or falling off **Paid by JKK**

⑤ Draining Boards

- Loose or falling off **Paid by JKK***

⑥ Faucets

- <Independent Faucet>
- Water leaks due to defective faucet **Paid by JKK**
 - Cannot turn off water due to defective washer or packing **Paid by resident**
- <Single Lever Faucets>
- Difficult to turn on and off **Paid by JKK**
 - Cannot turn off water **Paid by JKK**

⑦ Overhead Ventilation Hoods (Ventilation Fans)

- Replacement of filters and cleaning **Paid by resident**
- Doesn't work **Paid by JKK**

⑧ Under-Cupboard Lights

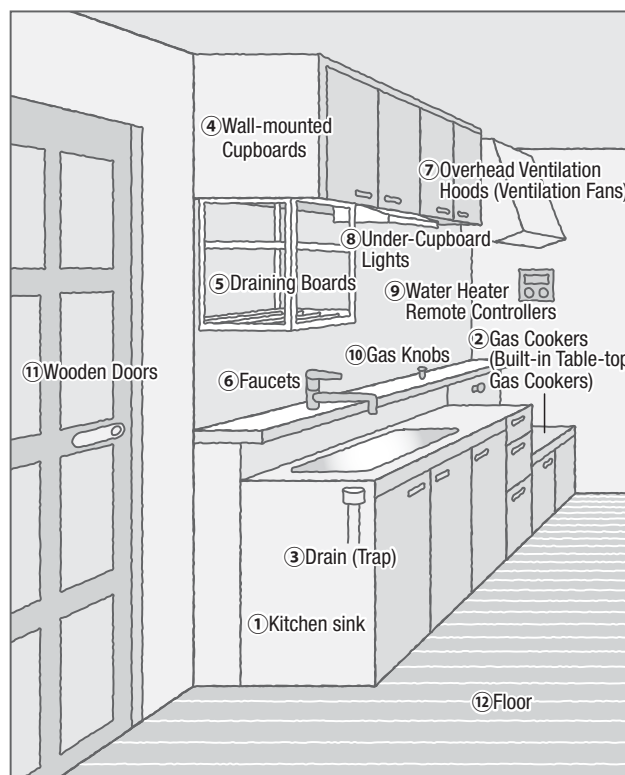
- Defective lights **Paid by JKK**
- Bulbs blown **Paid by resident**

⑨ Water Heater Remote Controllers

- Doesn't work, water isn't heated **Paid by JKK**

⑩ Gas Knobs

- Difficult to turn on and off **Paid by JKK**



⑪ Wooden Doors (Glass Panels)

- Difficult to open and lock, defective locks **Paid by JKK**
- Removed or broken glass and panels **Paid by JKK***

⑫ Floor

- Floor squeaks or creaks **Paid by JKK**
- Floorboards are rotting or sunken **Paid by JKK**
- Wax has worn off **Paid by resident**
- Cushion flooring is peeling **Paid by JKK***

The items marked with an asterisk (*) refer to the items for which JKK will pay from September 02, 2019.

3 Repairing and Improving Tatami Mats, Sliding Doors, Paintwork and Vynal Cloth

Because it is difficult to respond to every application for repairs and improvements when received from residents in bulk, the subsequent set of repairs and improvements will be carried out systematically from households that have been in residence for the longest periods.

Tatami Mat Replacement	Rotting and warping, etc.
Sliding Door (Slat, Frame) Replacement	Damage and warping, etc., to the slats and frame owing to defective opening/closing
Partial Wall, Ceiling, Fixture Repainting	Remarkable peeling that may affect the material underneath
Partial Vinyl Cloth Replacement	Remarkable peeling that may affect the material underneath

Tenants in Continual Residence for 50 or More Years

Tenants who have been in continual residence for more than fifty years will be notified individually once all preparations for establishing a work implementation system has been completed. Contact us if you do not receive this notification.

Tenants in Residence for Less Than 50 Years

Applications from tenants who have been in residence for less than fifty years will be dealt with sequentially from the tenants who have been in continued residence for the longest periods after decisions have been made for accepting applications from tenants who have been in residence for fifty or more years.



一人ひとりの回答が、明るい未来の礎になる。

2019年

全国家計構造調査

—— 今を知り 明日をみつめる 暮らしの統計 ——

実施期間 10月・11月

全国約90,000世帯の方を対象に、調査員が家計簿等の調査票を配布・回収いたします。調査員が伺いましたらご回答をお願いいたします。

全国家計構造調査

<https://www.stat.go.jp/data/zenkokukakei/2019/>

全国家計構造調査

検索



総務省統計局・都道府県・市区町村

お問い合わせ

東京都総務局統計部社会統計課家計統計担当 03-5388-2554
URL : <http://www.toukei.metro.tokyo.jp/>

Please make payments of rent, etc. by bank transfer!

Easy

Monthly sum automatically transferred from the specified bank account on the 7th of every month.



Anxiety-Free

No time wasted visiting the bank to pay!
No worries over forgetting to pay!

Bank transfer Three Advantages

Simple

Fill in the application form and submit it to your bank to commence the service approximately two months later!



Bank Transfer Application Form

The application form will be mailed to your home, so simply contact the JKK Customer Center. Procedures will be completed within around two months.

Questions regarding procedures are addressed in a Q&A format on our website!



From here→

Get Rid of **Mosquitoes** for a Comfortable Summer!



The arrival of the summer also heralds the arrival of a large number of mosquitos. There are anxieties in recent years over the threat of contagious diseases carried by mosquitos.

It is therefore necessary to do everything we can on a daily basis to stop the spread of mosquitos and prevent the proliferation of contagious diseases before they occur.

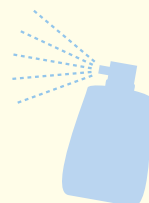
Avoid the overexposure of skin.

Wear long-sleeved shirts and long pants when outdoors to reduce the amount of skin exposed.



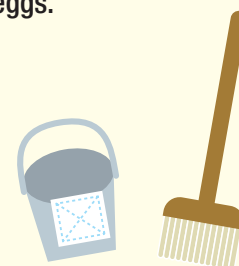
Use insect repellent

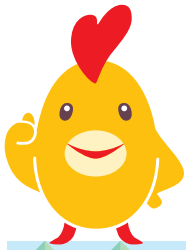
Insect repellent is a chemical agent that is spread over the skin, etc., to prevent mosquitos from sucking blood. Make sure you observe all applicable precautions when using repellent.



Eradicate stagnant water

Regularly clean all drains to prevent mosquitos from laying eggs.





Modification of residences

For the sake of proper housing maintenance, you must first make an application to JKK and obtain approval before carrying out any remodeling, construction/installation, or other kinds of modification within your residence.

Modifications requiring approval (Examples)

Installing a handrail or assistive device in a corridor or living space, etc.*



* There are cases in which JKK will cover the costs involved in installing handrails, etc., for elderly people and people with disabilities if applied for separately.

Installing an extra lock on the entrance door

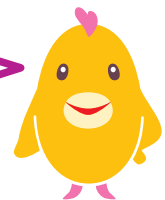


Installing a cleansing toilet seat



You must submit an “Approval application for housing modification, etc.”

- ★ You will need to pay the installation costs yourself.
- ★ Approval may not be granted, depending on the type of modification. (Approval cannot be granted for extensions/reconstructions or modification of common areas.)
- ★ As a general rule, you should restore the apartment to its original state when you move out.



Documents to be attached	<ul style="list-style-type: none"> - Floor plans, etc. (Diagrams showing where the modifications will be made. Hand-drawings are acceptable.) - Catalogs or other material about the products to be installed. (Copies are acceptable.) - Other documents, as needed.
Location for applications	<ul style="list-style-type: none"> - Management office or jurisdictional area office

Modifications not requiring an application (Examples)

Item	Applicability
Concrete plugs (Anchor bolts inserted into holes drilled into walls, etc.)	<ul style="list-style-type: none"> - For securing furniture, etc. - Hole (no more than 9mm wide and 2.5cm deep) * Cannot be installed near electrical switches, power sockets or circuit breakers.
Installation of air conditioners, etc.	<ul style="list-style-type: none"> - If there is already a place prepared for the outdoor unit - If the outdoor unit is placed on the veranda and the air duct is run through a hole in a panel attached to the window - If a room facing onto a common corridor has an air duct sleeve and air conditioner power socket



For other modifications, consult with the JKK Tokyo Customer Center.
 Inquiry details JKK Tokyo Customer Center telephone number ① (page 10)



Using Public Housing in an Appropriate Manner

JKK rents housing for personal use to the people who need it. The rental contracts concluded with all residents prohibit the subletting of apartments in their entirety or in part, and they cannot be used as “Minpaku” temporary lodging facilities.

Residents who are deemed to be in violation of the rules against “minpaku” subletting will be dealt with severely, such as having their rental contracts terminated or being obliged to vacate the premises. Residents are required to comply with the above and to use public housing in an appropriate manner.



JKK Tokyo Customer Center telephone numbers

★ Persons wishing to contact the area office, please also use this telephone number.

Reception hours 9:00 a.m.~6:00 p.m. (Closed on Saturday, Sunday, national holidays and year-end and New Year holidays)

● Consultation regarding various procedures, payment of rent, living conditions

① ▶  **0570-03-0031**

● Application or consultation regarding repairs


② ▶  **0570-03-0032**

*Call phone No. ② for emergency repair of leaks, etc., accidents, fire, or other issues pertaining to the safety of residents.

- Calls to 0570 numbers will be charged at the local-call rate if made from a landline. (Public telephones and PHS excluded)
- If calling from a mobile phone, any free-call or discount services of the phone company will not apply.

(Call center operates 24 hours a day, 365 days a year)

● For those who are unable to use the phone numbers above, or those using mobile phone free-call/discount services

 **03-6812-1171** *After you select the relevant inquiry item through the automated answering system, your call will be connected to an operator.

⇒ For consultations regarding various procedures, payment of rent, or living conditions, press [4].

⇒ Press [3] to connect to staff for advice about applying for repairs, urgent repair of leaks, accidents and fires, and ascertaining the safety (whereabouts) of residents.

If you are not in a hurry, 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.**