

Daily Life Plaza

2022 (Reiwa 4) December



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 submitting 収入報告書 (Income Reports) has passed. We will send a reminder postcard this month to households who have not submitted the report.

All residents in municipally-owned housing have a responsibility to file income reports. 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), starting in April 2023, regardless of your income situation. If you have not submitted yours, be sure to do so.

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

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), starting the next fiscal year.

* 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 (phone number ❶ on page 8).

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「すまいのひろば」外国語版を公社ホームページに掲載しています。

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

“居住广场” 外语版刊载于JKK东京主页上。

‘주거광장’ 외국어판을 JKK 도쿄 홈페이지에 게재하고 있습니다.



The deadline (date of automatic withdrawal) to pay for December housing fees, etc., is Wednesday, January 4.

We ask that those using automatic withdrawal check the amount in their payment account before the date of withdrawal.

Watch Out for Fires!

— The Air Is Dry in Winter, Making Fires More Likely —

Many fires happen in municipally-owned housing, etc. due to something catching fire during cooking, cigarettes, electrical appliances or heaters. Every resident should exercise caution to prevent fires!

Be sure to check sources of fire when leaving your home.

Keep your eyes on sources of fire in the kitchen when cooking

Fires occur due to people not being careful while cooking, such as leaving pots on the stove. **When cooking, stay near the stove, and be sure to turn it off if you're going out of the kitchen.**

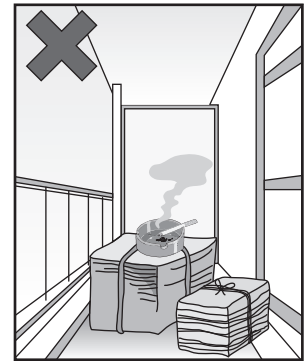


Dispose of cigarette butts correctly

Some fires break out because cigarette butts are disposed of improperly, such as being thrown away while still lit (when smoking in bed, for example), so please be careful.

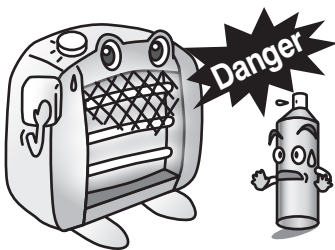
Clean electrical outlets and plugs regularly

Clumps of dust in outlets and plugs will conduct electricity and cause fires. **Unplug devices that are not in use, and clean outlets and plugs regularly.**



Use heaters correctly

If you use a heater incorrectly, it can start a fire. In particular, watch out for fires when using kerosene heaters. **(For residents in high-rise apartment buildings that are more than 15 stories high, the use of gas heaters and kerosene heaters is prohibited, regardless of which floor you live on!)**



- If the heater is on when you add kerosene, it may cause spilled kerosene to ignite, so be sure to turn it off when refueling.
- Avoid using heaters near laundry or objects which can catch fire easily.
- Keep spray cans and the like away from heaters.
- Switch off heaters when going to sleep or leaving your home.

If you start a fire, it will not only affect your homes, but also cause problems for your neighbors. Depending on what caused the fire, you may be asked to vacate your residence or pay repair costs.

In addition, if your household belongings are damaged by a fire that spread, or by firefighting efforts, then you may be unable to receive compensation for damage from the person who accidentally caused the fire, due to the Act on Liability for Fire Caused by Negligence.

To prepare for the worst-case scenario, you can protect yourself by enrolling in fire insurance for rental housing (household possession insurance) to provide compensation for damage to your household possessions or those of a third party.

Protect Your Child from Accidents!

Children play more often in the parks within the complex during winter vacation. Make sure they use the playground equipment properly and safely to prevent injuries. Additionally, make sure that children do not play in areas where you cannot easily monitor them, such as parking lots and elevators.

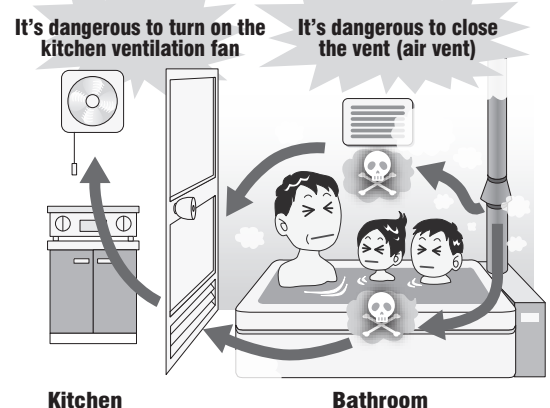
In recent years, accidents have occurred when children have climbed on objects placed near balconies, hallways and stair landings and fallen. It is very dangerous to allow them to play in these areas. Do not leave objects that children can climb on near places where they might easily fall.

Just a few words or a bit of extra attention could be the difference in keeping your child safe. Please be mindful as your children play.

To People Using Chimney-Type Bath Heaters

Because fireproof housing (concrete structures) is considerably more airtight than wooden housing and has little natural ventilation, you need to have sufficient ventilation. In particular, please be careful about the following points if you use a chimney-type bath heater.

- (1) **When reheating the bathwater while taking a bath, or when taking a shower, NEVER use the kitchen ventilation fan.** There is a risk that the exhaust burnt off by the bath heater will flow back into the room and cause carbon monoxide poisoning.
- (2) Do not block the vent that takes in outside air.
- (3) If you smell an unpleasant odor when taking a bath or a shower, exhaust may have leaked into the room. Let fresh air in by opening the bathroom window, and inspect the vent at the same time.



Pay Attention to Differences in Elevation in Paths and Shared Hallways on the Grounds!

The ground on some pathways, hallways, etc. in municipally-owned housing may have bumps or be uneven surfaces where there is sheet metal, where the flooring connects, etc.

You may stumble on these and fall, so take care when passing through.

If there is anything unusual, such as differences in elevation, etc. where the flooring connects or where there is sheet metal, please contact the JKK Tokyo Customer Support Center (telephone number ② on page 8).



Quick Ways to Deal with Condensation

During the season when heaters are often used, condensation becomes a problem indoors. If left untreated, this condensation can help mold flourish, which can have a negative impact on your health. Water droplets can also stain and damage walls and furniture. It is therefore essential to take measures against condensation buildup in winter.

Point 1 Ventilate often

- Open windows regularly and do not overheat the room
- Open the sliding doors of closets regularly
- After bathing, close the bathroom door and open windows for ventilation



Point 2 Do not let moisture build up

- Move furniture away from walls
- Avoid hanging laundry indoors
- Place floorboards inside closets
- Place a lid on bathtubs containing hot water
- Avoid overusing humidifiers



Point 3 Measures against water droplets

- Frequently wipe away water droplets
- Use anti-condensation products
Anti-condensation sheets, water absorbent tapes, etc.



Do You Have Any Late Housing Fee Payments?

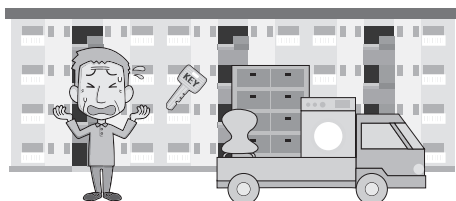
(1) If you continue making late payments, you will receive a notice or warning letter.



(2) Your tenancy rights will be taken away, and you may even be taken to court.



(3) If the court rules against you, you will be forced to surrender your residence.



(4) You will be required to pay off all late payments even after you vacate the residence.



To Continue Living in Municipally-Owned Housing Without Worries

- 1 Make sure to pay your housing fee by the deadline.
- 2 If you do end up falling behind on your payment, make the payment as soon as possible.

Notes:

1. Please make use of the very convenient automatic withdrawal system to pay your housing fees.
2. Contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8) if you wish to pay via automatic withdrawal or for consultations about late payments.

Submit Applications and Notifications via Postal Mail

Some procedures, such as 使用料減免申請 (Housing Fee Reduction Application) and 住宅世帯員変更届 (Household Member Change Notice), can be done by postal mail rather than coming to the Consultation Center.

If you wish to use this service, please contact the JKK Tokyo Customer Support Center (phone number ① on page 8) for information about the documents required and the like.

Please continue to take full advantage of this service as a measure against COVID-19.

Information regarding each procedure for residents living in municipally owned housing is provided on JKK Tokyo website. You can also download application and notification forms from the website. Please use the site as necessary.

■ JKK Tokyo website: Information regarding each procedure for residents living in municipally owned housing, etc.

<https://www.to-kousya.or.jp/nyukyosha/toei/sinsei.html>



Prevent Heat Shock

There have been accidents in which people have suddenly died while bathing due to shock from rapid fluctuations in their blood pressure caused by a sudden change in temperature.

This often occurs in the winter when the temperatures are low. The elderly and people with high blood pressure in particular need to exercise caution. The following countermeasures are effective for preventing this from occurring:

- (1) Warm up places that chill easily, such as changing rooms, bathrooms and toilets (be careful of fires and ventilation when using heaters)
- (2) When heating up water, use the shower to add water for the last five minutes
- (3) Take baths before dinner or before the sun goes down
- (4) Set the water temperature to 41°C or below
- (5) Avoid taking baths right after eating or when drinking alcohol



Please Report Any Problems with Balcony, Handrails and Inspection Ports Under Floors

Tokyo works to offer residents safe and secure places to live by conducting various legally mandated inspections, etc. However, we need everyone's cooperation to prevent accidents from happening within residences.

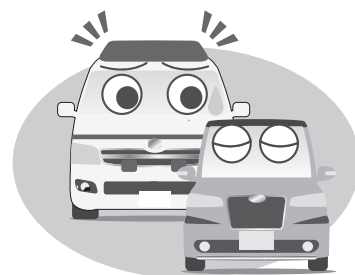
Small problems, such as wobbling balcony or common hallway handrails or inspection ports under indoor floors, can lead to major accidents, like people and things falling off balconies.

In order to prevent these accidents from happening, if you notice problems, please contact the JKK Tokyo Customer Support Center (phone number ② on page 8).

Stop Unauthorized Parking

In municipally-owned housing, with the exception of paid parking areas and disabled parking areas, you are not allowed to park on paths and vacant lots on the grounds.

The use of paths or vacant space as storage areas is a violation of the Act on Assurance of Car Parking Spaces and Other Matters. In addition to obstructing emergency vehicles, it can also block drivers' views and lead to traffic accidents. Park cars in parking lots that are recognized as vehicle storage areas.



We ask for everyone's cooperation in order to eliminate unauthorized parking at housing complexes.

About Confirming Safety in Times of Emergency

The Tokyo Metropolitan Government and JKK Tokyo actively implement initiatives such as strengthening cooperation with municipalities and residents associations. They also prepare response manuals to promptly and accurately answer requests to confirm the safety of residents.

Please contact the [JKK Tokyo Customer Support Center](#) if you have not seen or heard from a resident in your building recently, if a mailbox is overflowing with newspapers or mail, if there is a residence with the lights left on, or if there is any other reason you think that confirming a resident's safety is necessary.

After confirming the situation, we will take action, such as entering the room under the supervision of a police presence, if deemed necessary.

- Inquiries related to an urgent need to confirm a resident's safety
JKK Tokyo Customer Support Center (phone number ② on page 8)

Be Wary of Unscrupulous Door-to-Door Salesmen and Other Fraud!

Residents have complained about companies with no relation to the Tokyo Metropolitan Government or JKK Tokyo that visit homes, conduct unnecessary inspections, and attempt to sell unnecessary products and charge fees. These companies claim to be subcontractors of the JKK Tokyo or say that you need to purchase products designated by the Tokyo Metropolitan Government. These things are not true.

There has also been an increase in the number of victims of malicious fraudulent phone calls and emails seeking to take advantage of the COVID-19 situation, such as those claiming they will distribute benefits (subsidies).

Neither the Tokyo Metropolitan Government nor JKK Tokyo will contact or visit you in these ways. If you are suspicious or uneasy about a visitor lingering, please contact the police.

- Prior notifications are always made about inspections and construction work JKK Tokyo requests.
- **JKK Tokyo employees and contractors the corporation hires will carry personal identification. Always ask to see ID when a corporation employee or contractor visits your home.**
- End suspicious phone calls immediately, ignore suspicious emails, and do not open the door for visitors who do not have an appointment.

Victims are Not Nobodies

12 December 10 is Human Rights Day, and December 4 through 10 is Human Rights

Human Rights Week is from December 4 to 10. It is said that “peace does not exist in places where there are no human rights.” Awareness of respect for human rights as a cornerstone of peace is universal.

Human rights refer to the people’s right to life, liberty, and the pursuit of happiness, and the right conferred upon all human beings from birth, to live with inherent dignity. Even now, however, there remain issues such as discrimination, bullying, abuse, and stalking, where people infringe upon the human rights of others.

It is important for us as a society to cultivate compassion for others and respect the human rights of others, so that we can all live in peace and happiness.

An Example in municipally-owned Housing

Discriminatory graffiti in municipally-owned housing

There has been graffiti in the shared spaces of municipally-owned housing that discriminate against those from Dowa districts or people with disabilities, as well as abusive/slanderous graffiti directed at specific residents.

Discriminatory graffiti not only hurts all those involved and destabilizes their lives—left alone, it can even spread/strengthen discriminatory intent in others. This kind of behavior is entirely unacceptable.

Please contact us as soon as possible if you find any discriminatory graffiti.

Municipally-Owned Housing Management Division, Bureau of Urban Development,
Tokyo Metropolitan Government, Tel: 03-5320-4981
JKK Tokyo Customer Support Center, Tel: 0570-03-0072

December 10 until December 16 is North Korean Human Rights Abuse Awareness Week

There are many kidnapping victims and specific missing persons who have connections to this abuse even in Tokyo.

In addition to kidnapping victims who are officially recognized by the government, there are many specific missing persons and the like, who may be kidnapping victims. This number includes people who lived in and went missing in Tokyo, and even now, at least 50 people cannot be accounted for.

Through each one of our voices, let's push for a resolution to the kidnapping issue, so that all kidnapping victims will return to Japan as soon as possible.

- Online Photography Exhibition: Kidnapping Victims Rescue Movement
December 5 (Mon.) to 28 (Wed.)
- Tokyo Metropolitan Government Building Blue Ribbon Light Up and Raising Blue-Ribbon Flags
December 10 (Sat.) to 28 (Wed.)

Tokyo Metropolitan Government No. 1 Building will be lit-up in blue in honor of the blue-ribbon symbol and blue-ribbon flags will be raised along the major road in front of the building.



■ Inquiries

Tokyo Metropolitan Government Bureau of General Affairs, Human Rights Division,
Human Rights Policy and Promotion Section, Tel: 03-5388-2588 (direct line)
Human Rights Division website

じんけんのとびら

Search



Human Rights Division
Twitter feed

Operations During the New Year's Holiday



**We are closed
from December 29 (Thu.)
to January 3 (Tue.)**



Our operations this year will finish at 6:00 p.m. on December 28 (Wed.). Please handle any procedures and repair requests as early as you can.

Operations will resume at 9:00 a.m. on January 4 (Wed.) of the new year. Please be aware that reaching the JKK Tokyo Customer Support Center may be difficult due to the number of calls. If you are not in a hurry, please contact us at a later time.

We will be available 24/7 even during the year-end/New Year's holidays to handle the emergencies listed below. Please contact the JKK Tokyo Customer Support Center (phone number ② below) if any of these occur.

Available 24 hours a day,
365 days a year

- Urgent repairs such as water leakage and water stoppage
- Accidents and fires
- Emergency contact regarding the safety of residents

Note: Please note that the January 2023 edition of *Daily Life Plaza* will be distributed later than in other months, on Thursday, January 5.

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.jutakuseisaku.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.



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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!

Daily Life Plaza No. 368