

Daily Life Plaza

2022 (Reiwa 4) 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.

New periodic visits/consultations request surveys will be conducted for eligible households between October 2022 and March 2023.

Eligible 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 comprised only with members with disabilities (eligible every five years).

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

Procedure for Requesting a Survey

To prevent the spread of COVID-19, we will not visit you in person until further notice and will put a questionnaire postcard in your mailbox even if you are home. 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 (date of automatic withdrawal) to pay for October housing fees, etc., is October 31 (Mon.).

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

収入報告書 (Income Reports) Are Overdue!

The deadline for submitting 収入報告書 (Income Reports) has passed. 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. **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 (telephone number ❶ on page 6).

■ **Inquiries regarding 収入報告書 (Income Report)**
JKK Tokyo Municipal Income and Payment Section Income Survey Section
 ☎ 03-3409-2261 (switchboard)

About the Housing Fee Reduction System

What is the Housing Fee Reduction 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 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, 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

$$\frac{\text{Total income of all household members} - (380,000 \text{ yen} \times \text{number of family members, excluding the lessee}) - \text{special deduction amount}^*3}{12 \text{ months}}$$

*3 Includes measures related to the transfer from employment income deduction or public pension deduction to basic deduction. (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 the person's income is less than the amount of the deduction, we will deduct that amount of income.

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 (telephone 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.

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 ❶ 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.

* If your household is renewing a fee reduction and completed the procedure the month before the reduction expires, the reduction will be applied from the month after the next.

Applications Accepted for 2023 Kitchen Sink Drainpipe Cleaning

For housing complexes whose residents would like to request kitchen sink drain pipe cleaning at their residences, we will receive the necessary fees for cleaning as common service fees, and Tokyo will handle the cleaning once a year as a proxy for residents.

● Scope of cleaning

Among the kitchen sink drain pipes, 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 is necessary for each housing complex. However, we may accept individual building applications. For more information, please contact the JKK Tokyo Customer Support Center (telephone number ❶ on page 6).
- ② We will provide information about the necessary fees for cleaning in 2023 in the November issue of Daily Life Plaza. Starting from April 2023, you must pay the fees together with the monthly housing fees.

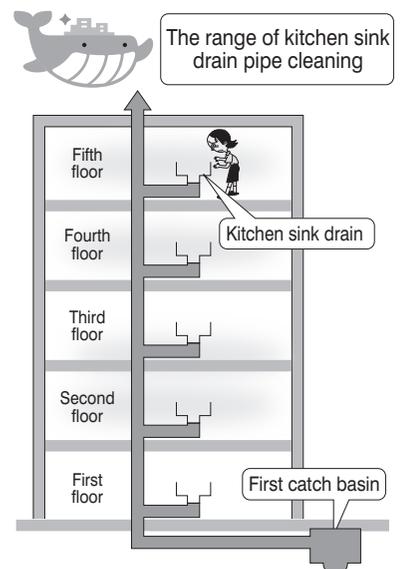
● Application method

For housing complexes request cleaning for the first time, please contact the JKK Tokyo Customer Support Center (telephone number ❶ on page 6).

For housing complexes which filed applications in 2022, we plan to mail a 2023 application form to the representative in late October.

● Period for accepting applications / where to apply

- ① Period: From November 1 (Tue.), until November 30 (Wed.), 2022
- ② Location: Assigned Consultation Center



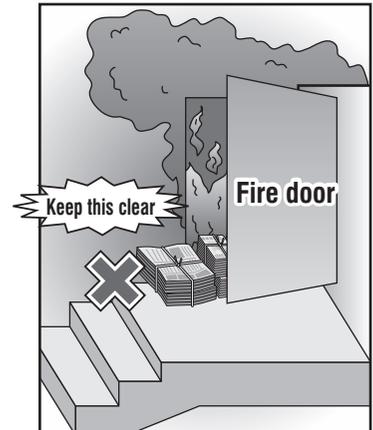
Notes When Using Common Areas

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.

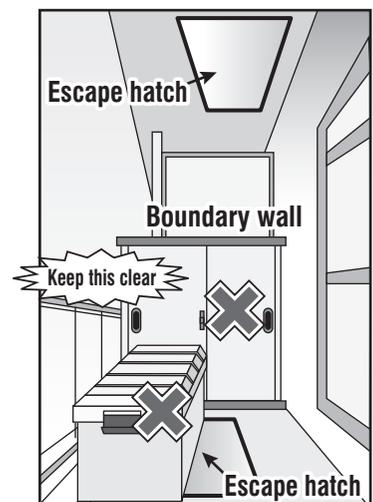
4 Make sure objects do not fall from your balcony

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 falling.

In particular, since the risk of falling objects causing an accident is high in buildings with fifteen floors or more, never do the following, regardless of the floor you live on:

- 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

Please take other cautions 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 spreads odor and smoke. This may annoy neighbors and cause them to inhale secondhand smoke, 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.

Notice from the Tokyo Metropolitan Government Bureau of General Affairs

Tokyo Partnership Oath System to start

● A society that respects gender diversity and allows everyone to live their own life

The Tokyo Metropolitan Government will launch the Tokyo Partnership Oath System on November 1, 2022 to promote understanding of diverse sexuality and reduce burdens in the lives of LGBT couples who are walking together as life partners.

For example, LGBT couples may have difficulty finding and renting housing.

● What is the Tokyo Partnership Oath System?

- Under this system, the Tokyo Metropolitan Government issues a certificate of reception after a couple in which at least one partner is a sexual minority (LGBT, etc.) files an oath and notification.
- At least one member of the couple must live, work or study in Tokyo
- The certificate will be employed when using Tokyo Metropolitan Government services for residents

■ **Inquiries about the Tokyo Partnership Oath System**
Planning Section, Human Rights Division, Tokyo Metropolitan
Government Bureau of General Affairs, ☎03-5388-2337

For more information
 (Human Rights
 Division website)



Help save energy

In response to the energy shortage affecting Japan in recent years, we are asking resident of municipally-owned housing, etc. to help save energy. Please turn off unnecessary lights and unplug unused electrical appliances.

We have also been sending notices about saving energy with shared-area lights to community associations since September.

We ask for your cooperation in saving energy at home as well as on shared-area lights.



■ **Inquiries about saving energy with shared-area lights**
Repair and Maintenance Section (Electricity), Repair and Maintenance Division, JKK Tokyo,
☎03-5467-8133

Introducing “Living in Public Housing”



We distribute our “Living in Public Housing” publication to everyone who moves into municipally-owned housing, etc. It contains simple explanations of what residents need to know and rules they need to follow to live comfortably in a housing complex. Please read it and use the information on a daily basis.

We revise the content as necessary to reflect changes in laws and regulations. The latest version is always posted on the JKK website: For residents of Municipally-Owned Housing, etc.

“Living in Public Housing” Contents	Facilities	Procedures
	<ul style="list-style-type: none"> ● Facilities within your home ● Facilities in shared areas ● How to use shared areas ● Points to note for residents 	<ul style="list-style-type: none"> ● Payment of housing fees ● Income reports, etc. for municipally-owned housing ● Procedures for municipally-owned housing, etc. ● Measures for over-earners and high-income earners ● When moving out

■ **JKK Website: For residents of Municipally-Owned Housing, etc.**
<https://www.to-kousya.or.jp/nyukyosha/toei/index.html>



Notice from the Tokyo Bureau of Social Welfare and Public Health

Information on 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 8 (Sat.), Recreation Halls A and B, Hikifune Culture Center (Sumida City)
Second session: October 29 (Sat), Sky Room, Musashino Swing Hall (Musashino City)
Third session: December 4 (Sun.), 5F Exhibition Room North, Tokyo Metropolitan Industrial Trade Center Hamamatsucho Building (Minato City)

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

【Eligibility】 *Hikikomori* and their families

【Contents】 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.

【Sponsor】 Tokyo Metropolitan Government

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

Note: Program content may change due to the COVID-19 pandemic.

【Inquiries】 Tokyo Metropolitan Hikikomori Support Net, website or ☎0120-529-528

For more information, please visit the website.

東京都ひきこもりに関する合同相談会

Search



■ Inquiries for joint consultation sessions for *hikikomori*

Tokyo Metropolitan Hikikomori Support Net, ☎0120-529-528

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

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.



R70

Made of recycled paper that is 70% wastepaper pulp.
Made with ink that does not contain petroleum solvents.

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SAVE THE GREEN EARTH!

Daily Life Plaza No. 366