

Daily Life Plaza

2022 (Reiwa 4) August



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

Did You Submit Your “収入報告書 (Income Report)”?

The Deadline was Thursday, July 7.

The “収入報告書 (Income Report)”, sent to residents (sent on June 13th [Mon.]) if you resided in municipally-owned housing or social welfare housing on or before May 16h, 2022, is an important document that will decide your housing fees next fiscal year (from April 2023 to March 2024). **If you have not submitted it, please attach the necessary documents, place it in the return envelope and submit it immediately.**

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), so be sure to submit your form.

If you are receiving general housing fee reductions or special housing fee reductions for your housing fees, you do not need to submit the “収入報告書 (Income Report)” (the documents 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)”, so be sure to complete procedures 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.



Be Careful of Heatstroke

Heatstroke may occur anytime, anywhere, and to anyone depending on the conditions. Use a thermometer and hygrometer to monitor your environment, and try to maintain a heatstroke-free space by using fans, cooling products, air conditioners and dehumidifiers.

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The deadline (date of automatic withdrawal) to pay for August housing fees, etc., is August 31 (Wed.).

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

About the High-Income Earner System

If you are certified as a high-income earner, you will have to vacate municipally-owned housing.

Municipally-owned housing is public housing offered at very low costs, as a safety net for low-income households struggling to find a place to live.

Municipally-owned housing must be provided on a fair and appropriate basis to those who are truly struggling to afford a residence. There are many people who wish to live in these apartments who are unable to do so due to a lack of space.

As such, the Act on Public Housing and the Tokyo Metropolitan Housing Regulations obligate residents whose incomes exceed the limit for municipally-owned housing (high-income earners) to work as best they can to vacate their apartment (Article 29 of the Act on Public Housing and Article 31 of the Tokyo Metropolitan Housing Regulations), and we strongly urge residents certified as high-income to surrender their residences.

Q. Who is a high-income earner?

- A High-income earners are households that have lived in municipally-owned housing for five years or longer, and their certified monthly income (calculated using the High-Income Earner Certified Monthly Income Calculation Method below) has exceeded the surrender standard (313,000 yen) for two consecutive years.

【 High-Income Earner Certified Monthly Income Calculation Method 】

The total income of the entire household	—	380,000 yen multiplied by the number of household members, excluding the lessee	—	special deduction (*1) (*2)	—	income earner exemption (*3)
12 months						

Since the high-income earner certified monthly income calculation uses an income earner exemption, the calculation method differs from the calculation for certified monthly income listed on the “収入認定通知書兼使用料決定通知書 (Certified Income Report and Housing Fee Notice).”

*1 Includes measures related to the transfer from employment income deduction, public pension deduction and the like to the basic deduction (note: maximum of 100,000 yen).

*2 What is the Special Deduction

If we can confirm that any of the following items are applicable in the “住民税課税 (非課税) 証明書 (Residence Tax Declaration [or Tax Exemption] Certificate)” of lessees or cohabitants, they will receive a deduction during the calculation of their certified monthly income.

Designated dependents (250,000 yen¹), elderly dependents (100,000 yen), individuals with disabilities (270,000 yen), individuals with severe disabilities (400,000 yen), widows (270,000 yen²), single-parent households (350,000 yen²)

1: In addition to those classified as designated dependents on the “住民税課税 (非課税) 証明書 (Residence Tax Declaration [or Tax Exemption] Certificate)”, dependent relatives between 16 and 18 years of age.

2: The exemption will be applied to the lessee or cohabitant, and be deducted from the income of the subject. However, if their income is under the deduction amount, then that amount will be deducted.

*3 What is the Income Earner Exception

With regard to the income of household members other than the lessee and their spouse, up to 1,248,000 yen per member will be deducted.

Q Will I be contacted before I am recognized as a high-income earner?

- A In the first year that the household income exceeds the surrender standard amount, we will send a “高額所得者制度の説明通知 (High-Income Earner System Notice)” and a “明渡努力状況報告書 (Housing Surrender Efforts Report)” that must be submitted. Even before residents are recognized as high-income earners, we will conduct seminars in stages, provide individual explanations about the High-Income Earner System, and ask residents about their concrete plans for surrendering residences.

Q What happens if I am recognized as a high-income earner?

- A You will be asked to surrender your municipally-owned housing. Residents who, after their identification as a high-income earner, do not have a concrete plan for the surrender of their residence, will be referred to the Tokyo Metropolitan Housing Regulations High-Income Earner Review Board.

Q What happens if I am referred to the Tokyo Metropolitan Housing Regulations High-Income Earner Review Board?

- A If you answer that you are able to surrender your residence, then we will request that you surrender it, with a deadline of six months after that date. If you do not agree to surrender your residence, we will rescind your authorization to live in municipally-owned housing, and take legal action to demand that you surrender it.

About Recognition of High-Income Earners in Fiscal Year 2023

We will calculate your certified monthly income in 2023 based on your previously submitted “ 収入報告書 (Income Report)”, and households whose certified monthly income exceeded the surrender standard (313,000 yen) in fiscal year 2022 (income in 2020) and fiscal year 2023 (income in 2021) will be certified as high-income earners in fiscal year 2023 (certified on April 1, 2023).

If you are certified as a high-income earner, please think about your household situation, and make systematic preparations for changing residences.

We will notify households which qualify as high-income about their certified monthly income by sending a “ 高額所得者認定通知書兼使用料決定通知書 (High-Income Earner and Housing Fee Notice)” in late February 2023, so please check it.

【Calculation examples for households exceeding the surrender standard for fiscal 2023】

Household members	Fiscal year 2021 certified income → 2019 income	Special deduction	Income earner exemption
Lessee	3,100,000 yen (salary income)	100,000 yen (*)	
Spouse	2,000,000 yen (salary income)	100,000 yen (*)	
Child ①	1,100,000 yen (salary income)	100,000 yen (*)	1,000,000 yen
Child ②	2,000,000 yen (business income)	400,000 yen (individuals with severe disabilities)	1,248,000 yen
Total	8,200,000 yen	700,000 yen	2,248,000 yen

* The calculation includes measures related to the transfer from employment income deduction, public pension deduction and the like to the basic deduction (maximum 100,000 yen).

(The total income of the entire household – 380,000 yen multiplied by (the number of household members, excluding the lessee) – special deduction – income earner exemption) / 12 months

= (8,200,000 yen – 380,000 yen × 3 – 700,000 yen – 2,248,000 yen) / 12 months

Certified monthly income
Surrender standard
 = 342,666 yen > 313,000 yen

Households that have a certified monthly income exceeding 313,000 yen in fiscal year 2022 (2020 income) and fiscal year 2023 (2021 income) will be certified as high-income earners on April 1, 2023.

To All Overearners and High-Income Earners

~Move-In Applications for Available Housing from the Tokyo Metropolitan Housing Supply Corporation, Public Housing and the Urban Renaissance Agency~

Tenant recruitment for available housing from the Tokyo Metropolitan Housing Supply Corporation and UR (the Urban Renaissance Agency) will be conducted for overearners and high-income earners, in order to support your moves from municipally-owned housing. If you want a recruitment pamphlet, fill in the following on a 63-yen postcard and send it to us.

- ◆ Items to fill out: (1) Clearly indicate that you are requesting a pamphlet for available Tokyo Metropolitan Housing and UR residences (2) Your address (3) Your name (4) Your lessee number (eight digits)
- ◆ Application deadline: August 31, 2022 (Wed.) ◆ Mailed: Scheduled for early September

In addition to the above-mentioned tenant recruitment, we are recruiting tenants for public housing and Tokyo Metropolitan Housing on a first-come first-serve basis. For more details, contact us or check the JKK Tokyo website.

■ Inquiries and Pamphlet Request

150-8322 (there is no need to write the address on the postcard)
 Income Survey Section, Municipal Income and Payment System Division,
 JKK Tokyo ☎03-3409-2261 (switchboard)
 Website: <https://www.to-kousya.or.jp/>

When Bathtubs or Bath Heaters Installed at Your Expense Break Replacing Bathtubs and Bath Heaters at Tokyo's Expense

Tokyo is underwriting the cost of replacing bathtubs and bath heaters that residents have installed at their own expense. Applications from residents due to malfunction will be accepted as follows:

1. Application requirements

Applicants must meet all of the following requirements (**changed from the previous year**):

- (1) Bathtubs and/or bath heaters installed at your own expense have **broken**
- (2) Since your **housing fee (rent) will be revised** if your bathtub or bath heater is replaced, you must agree to the revision*1
- (3) **You must pay the cost of removing and disposing** of the bathtub and/or bath heater you installed *2
- (4) You must not have any overdue housing fees (rent) or parking fees
- (5) You must not be an overearner or high-income earner

*1 Rough estimate of changes to housing fees (rent): an **increase of around 500 to 3,000 yen per month**

- The amount differs depending on your household's income category
- You will be notified of the official amount after the replacement work is finished

*2 You can also ask the contractor performing the replacement work to remove and dispose of your old bathtub/bath heater. (**You will be responsible for any related fees.**)

2. How to apply

Please call the customer support center during the mail distribution period.

The center will confirm the requirements and send you an application form if you are eligible.

Once the application arrives, please follow the instructions and **submit it via postal mail.**

○ Mail distribution period: **Monday, August 1 to Monday, August 22, 2022**

○ Application deadline: **Must arrive by Wednesday, August 31, 2022**

3. Flow of procedures after application

After the application deadline, the applications will be checked. If the number of applications received exceeds what we expected, **a lottery will be used to determine who qualifies.** The Tokyo Metropolitan Housing Supply Corporation will notify you of the screening results and lottery via postal mail.

(If the screening reveals that you do not meet the requirements, your application may be rejected.)

Starting in October, contractors the corporation has certified will inspect the bathtubs and bath heaters of those chosen in the lottery. Tokyo will perform the replacement work.

Note: Please note that it will take some time between the application and the start of the replacement work.

■ Inquiries about bathtub/bath heater replacements

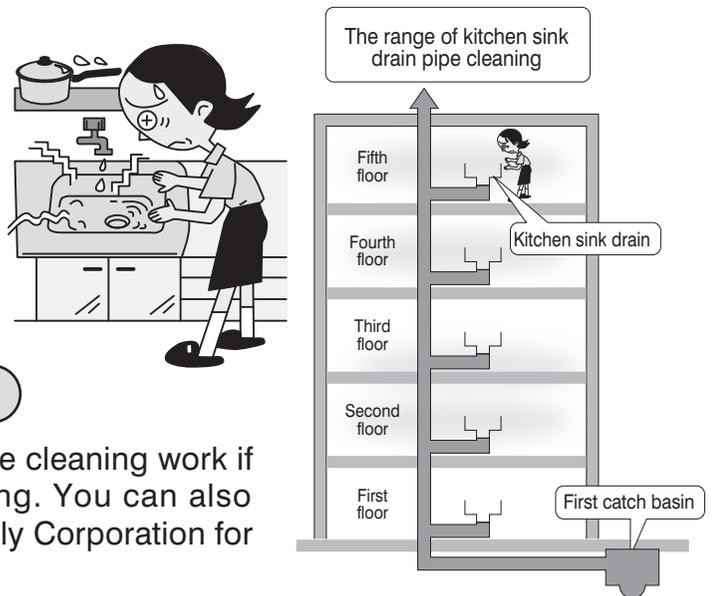
JKK Tokyo Customer Center (see page 6)

- Contact telephone number ① if you want an application form mailed to you.
- Contact telephone number ② for information about work content.

Kitchen Sink Drain Cleaning

In the Tokyo Metropolitan Housing Regulations, it is mandated that everyone must pay sufficient care to their residences and the common facilities, and maintain proper condition. Due to this rule, Tokyo asks all residents to clean their kitchen sink drains about once a year.

A lot of oil and grease collects in the drains, and grime adheres to the inside of the pipes. If left alone, it may cause foul odors or result in clogged pipes. Drain pipes in mid-to-high-rise residences are shared facilities which pass through the upper and lower residences, meet beneath the first floor, and drain to the outside. For this reason, it is necessary to clean the entire building's pipes at once.



Key Points to Note for the Cleaning Work

Please refer to these key points to note for the cleaning work if you are hiring a contractor to do the cleaning. You can also contact the Tokyo Metropolitan Housing Supply Corporation for information about contractors.

● Before signing a contract

Receive an estimate from the cleaning contractor and confirm work matters (the extent of the work, the method, the date and time, accident response, the warranty, etc.) before you sign the contract.

We recommend getting estimates from multiple contractors and comparing factors such as price when hiring a contractor.

● Before start of work

Confirm the cleaning procedures in advance such as by requesting a work plan from the contractor. (Cleaning consists of shooting high-pressure rinse water through the drain pipes.)

Request that the contractor take photos of necessary areas during the cleaning.

● During the work

Make sure to be present when the cleaners are working in your residence, and check the work with your own eyes.

● After the cleaning

After the work is completed, check to make sure that there are no leaks from the pipes under the sink or anywhere else, and that there are no foul odors.

When the drain pipes are cleaned, dirty water will be discharged at first. When the work is over, it will become clear. Check photos to make sure that the water is in this condition after the cleaning is over.

Contact the Tokyo Metropolitan Housing Supply Corporation if you have any questions.

Information about requesting Tokyo to handle the cleaning at residents' expenses will be provided in the October issue.

■ Inquiries about kitchen sink drain cleaning

Contact telephone number ② of the JKK Customer Center listed on page 6.

Cleaning of Water Tanks, Etc.

Cleaning of the water tanks, rooftop tanks, and water towers of your building will be conducted between August 2022 and March 2023.

Cleaning dates will be determined through meetings between the government-contracted cleaning business operator and the residences' representatives, and residents will be notified through flyers and other methods.



Things to Note for Water Tanks Cleaning

When the water supply is cut off, it may lead to leaks, so please take note of the points below.

● **Store water before water service is suspended**

Before water service is suspended, store water to use for drinking and flushing the toilet.

● **While water service is suspended, be sure to turn off all the faucets**

While water service is suspended, turn off all of your faucets. Water will emerge from the faucets if they are open when service resumes, which can splash the surrounding area, overflow sinks and washbasins, and cause leaks. In addition, be sure to follow the points below to avoid leaks when water service is suspended.

- (1) For faucets whose tips rotate upward, be sure to face them downwards and turn them off
- (2) Do not plug the drains of sinks and washbasins
- (3) Tell your family members and children who are staying at home not to leave the faucets on

● **Check the water condition after water service is restored**

Dirty water (cloudy white or red water) may emerge from the faucets right after the water service resumes. The water will return to normal after you let the faucet run for a while, so turn on the faucets other than the toilet and the hot-water faucet, and check the condition of the water.



■ Inquiries about water tank cleaning

Facilities Maintenance Section, Facilities Maintenance Division, JKK Tokyo
Contact telephone number ② of the JKK Customer Center listed below.

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.juutakuseisaku.metro.tokyo.lg.jp/>

Tokyo Metropolitan Housing Supply Corporation
<https://www.to-kousya.or.jp/>



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