



JoyLiv PDF edition

Public Housing Management Section, Public Housing Division, Tokyo Metropolitan Housing Supply Corporation  
Terrace Shibuya Mitake 1-15-15 Shibuya, Shibuya-ku, Tokyo 150-8543


## Getting Your Air Conditioner Ready for the Winter Season!

### Index

◆ Getting Your Air Conditioner Ready for the Winter Season! .....	1
◆ Introduction to activities by the local residents' council (Saginomiyaniishi residence) ...	2
◆ Thank you for your cooperation in preventing second-hand smoke in common areas ...	3
◆ Information on the electric vehicle event .....	4
◆ Have you prepared a Disaster Survival Kit? .....	4
◆ Measures to prevent furniture from falling over .....	5
◆ Precautions Regarding Elevators During Earthquakes .....	6・7
◆ In the event of a large-scale earthquake, "a post-earthquake rapid inspection of damaged buildings" is carried out .....	7
◆ Summary of the survey results of the condition of JKK rental housing residents FY2023 .....	8・9
◆ Build a strong body to fight infectious disease! .....	10
◆ Statistical Survey .....	11
◆ Bank Transfer Information .....	12
◆ "JKK Tokyo Customer Center" telephone number .....	12
◆ "Big Yutojira" appears! ~Maybe he will come to your complex?~ .....	12

In the coming season, as it becomes colder in the morning and evening we are reminded that winter is approaching.

At this time, try to operate your air conditioner when it becomes chilly in November. Since the air conditioner has been idle since the end of summer, you may experience problems due to mechanical failure or smell a musty or strange odor when you start using it again. In order to live comfortably, performing a test run and cleaning the Air-Con filter before the extremely cold weather arrives is recommended.

In the event problems are detected in an air conditioner installed by JKK as a result of the test operation, please promptly notify us.

### Example of test operation procedures

- 1 Insert the electrical plug into the electrical outlet.  
(If the unit has been plugged in for a long time, disconnect it and wipe off any dust)
- 2 Check the battery of the remote control unit, if the display is clearly shown.
- 3 Set the operating mode to "heater" and set temperature to its highest. Once the air current becomes warm, let the air conditioner run for about 10 minutes, making sure warm air comes out.  
After 30 minutes, check for any strange sounds or unpleasant odors which should not occur during the operation.
- 4 The following may indicate a possible failure. For air conditioners installed by JKK, please contact JKK.

- Warm air does not come out.
- Abnormal noise and odor.
- The warning light is on.



\*JKK does not handle cases where the air conditioner was purchased / installed privately, so please contact the store of purchase or the manufacturer.

\*Procedures for a test operation may vary depending on the model. Please check the use manual for details.

\*Regularly clean the air conditioner filter. (If the filter is clogged with dust, etc., the air current is reduced, the room does not become warm, and your electricity bill may increase.)

## Introduction to activities by the local residents' council

# Saginomiyaniishi Jutaku (Nakano ward) Fireworks Festival

Here, the fireworks event on August 17, 2024, Saturday, held by Saginomiyaniishi residence (Nakano Ward) residents' council is introduced.

Saginomiyaniishi residence has held the fireworks event at the park in the complex every year, with the participation of many residents and neighbors. On the day we visited, more than 90 children and their parents participated. At the reception desk, council directors handed out drinks and handheld fireworks. After greetings from the council chairman, the fireworks immediately started. Everyone enjoyed watching the sparks fly, and there were big smiles on the children's faces.



Many foreign residents living in Saginomiyaniishi residence are raising children, and many are from Nepal. As a result, efforts to translate the event posters into Nepali in addition to Japanese were made by the residents' council.

And on the morning of the event, announcements were provided in Japanese and Nepali over the broadcasting equipment in the complex. When the fireworks began, precautions and rules regarding fireworks were announced in Japanese and Nepali.



Photo right: From right, Mr. Yamamoto, Saginomiyaniishi Jutaku Council Chairman, Mr. Honda, Council Director, Mr. Yogendra from Nepal, Complex Representative, and Mr. Hayashi holding his daughter

For preparations before the event, such as hanging the lanterns, not only executives of the community, but also Nepali residents assisted as representatives of the complex. Not just participating, but also preparing for the event together seemed to create a sense of unity as fellow members of the complex. For children as well, this was most likely an unforgettable summer memory.

JKK will continue to introduce such community activities in the future.

## Thank you for your cooperation in preventing second-hand smoke in common areas

~ Please refrain from smoking on the balcony ~



Seeking to improve the health of Tokyo residents, Tokyo has established the "Tokyo Metropolitan Ordinance to Prevent Exposure to Second-Hand Smoke," in order to further promote measures against second-hand smoke.

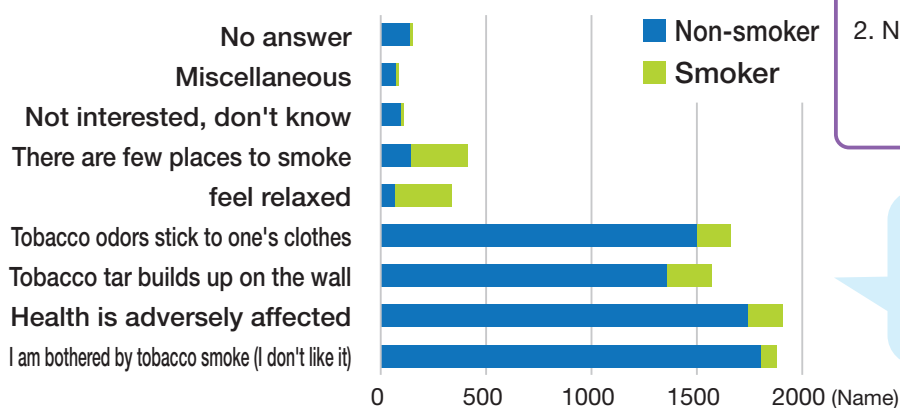
JKK is also involved in efforts to prevent second-hand smoke, such as setting the entire area of "CALMEST Sakura-shinmachi" in Setagaya-ku, Tokyo, including private areas within the residential units, as a "total no smoking zone", which was completed in July 2024.

Under these conditions, a "survey on smoking awareness," targeting residents in JKK complex was carried out last year to obtain opinions regarding smoking at our customer and contact centers. As a result of the survey, the opinion to accept non-smoking in common areas, such as balconies, even by smokers, was heard.

Not only for the health of the smoker him/herself, but also in consideration of others in the apartment building, we will continue to seek everyone's cooperation to refrain from smoking in common areas, including balconies.

### "Survey on smoking awareness" (excerpt)

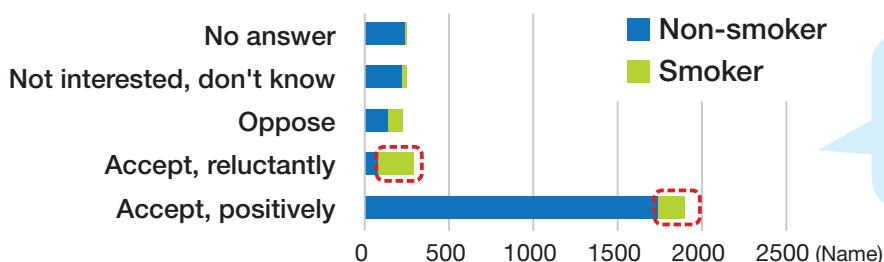
#### ■ Impression regarding cigarettes (smoking) (multiple answers allowed)



- 1 Survey period: March 2024
2. Number of respondents 2,960  
Of these, 492 smokers  
2,468 non-smokers

Most non-smokers responded that they **worry about the effect on one's health, and are bothered by the odor and smoke.**

#### ■ If smoking on the balcony is prohibited



If smoking on balconies is prohibited, **70% of smokers responded that they would "accept" it.**

## Kosha Heim Nakano Yayoicho

### Become familiar with Electric Vehicles (EV)! Holding hands-on events for both adults and children to enjoy

Many interesting contents have been prepared at the Community Salon, including an exhibition of EVs from major domestic and foreign manufacturers with test drives, as well as a mini solar car craft workshop and science experiment show! How about experiencing the attractiveness of EV at this time?


**Date/Time**

**October 26-27, 2024 (Saturday and Sunday)**  
**10:00-16:00 both days (tentative)**

Click here  
for details of  
the event

**Location**

**Kosha Heim Nakano Yayoicho**  
**6-2-1 Yayoi-cho, Nakano Ward**


**Access**

**7 min. walk from "Honancho Station"**  
**Tokyo Metro Marunouchi Line**

(JKK website)

**Inquiries**

For inquiries, call the "JKK Tokyo Customer Center" using telephone number ① on page 12.

## Do You Have a Disaster Survival Kit?

<b>Main Items to Prepare</b>	① <b>Food</b>	Water (approximately 3-liters per person per day), canned food, retort pre-cooked food, chocolate and other items that can be eaten without being heated.
	② <b>Fuel</b>	Portable cooking ring with spare gas canisters, etc.
	③ <b>Valuables</b>	Cash (such as 10-yen coins for using public telephones), bank account passbooks, insurance certificates, drivers' license, etc.
	④ <b>Emergency Supplies</b>	Adhesive plasters, sterilizer, over-the-counter medicine, household medicine, bandages, drug history handbooks, etc.
	⑤ <b>Clothing</b>	Coats, underwear, socks, etc.
	⑥ <b>Daily Supplies</b>	Trash bags, toilet paper, tissue paper, wet tissues, diapers, sanitary items, handkerchiefs, towels, kitchen wrap, toothbrush sets, masks, etc.
	⑦ <b>Miscellaneous</b>	Radio, flashlight, disposable toilet, batteries, cotton gloves, disposable hand warmer (hokkairo), lighter, can opener, paper dishes, paper cups, etc.

The items required during earthquakes differ between individuals (spectacles, dentures, milk, baby bottles, etc.). Make sure that you prepare the items that will be needed. Prepare enough supplies to last approximately three days to one week.

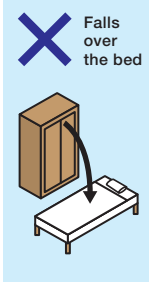

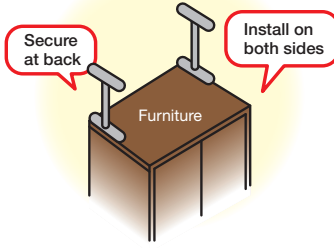
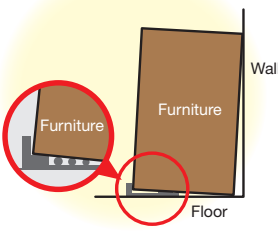
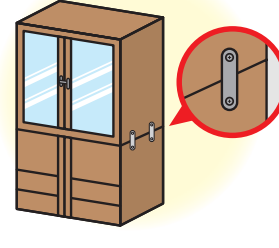
All items should be kept in a backpack or other bag that leaves both hands free when evacuating, etc., and the bag should be placed in an easily accessible location in preparation for emergencies.



Measures to prevent furniture from falling over can protect your life!!

## Measures to prevent furniture from falling over

**Earthquakes can happen without warning! Check the following 4 points to protect your home and family.**

<p><b>Countermeasure Point 1</b></p> <p><b>Secure safe spaces</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Reduce the amount of furniture in the room.</li> <li><input type="checkbox"/> Do not place furniture fitted with casters near an entrance or exit to a room.</li> <li><input type="checkbox"/> Do not place furniture near a source of flames in order to prevent a fire during an earthquake.</li> <li><input type="checkbox"/> Avoid placing furniture in bedrooms or rooms used by infants and elderly people.</li> <li><input type="checkbox"/> Do not place anything on top of furniture.</li> </ul>
<p><b>Countermeasure Point 2</b></p> <p><b>Place and use furniture correctly</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Arrange the room to prevent furniture from falling on top of the bed.</li> <li><input type="checkbox"/> Place furniture so that it does not block an evacuation route if it falls over.</li> <li><input type="checkbox"/> Don't place tall furniture on a carpet or tatami mat.</li> <li><input type="checkbox"/> Store heavy items lower down to make falling over less likely.</li> <li><input type="checkbox"/> Position furniture so that it slightly tilts back rather than forward.</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
<p><b>Countermeasure Point 3</b></p> <p><b>Prevent furniture &amp; appliances from falling over</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Select fittings to secure furniture in place according to the weight and shape of the furniture.</li> <li><input type="checkbox"/> Secure the top and bottom with at least 2 types of bracing. [Pole type &amp; Stopper type]</li> <li><input type="checkbox"/> For furniture with a separate top and bottom section, be sure to attach them together with metal brackets. [Connection brackets]</li> <li><input type="checkbox"/> Don't place electrical appliances in a high or unstable location.</li> </ul> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p><b>[Pole type]</b></p>  </div> <div style="text-align: center;"> <p><b>[Stopper type]</b></p>  </div> <div style="text-align: center;"> <p><b>[Connection brackets]</b></p>  </div> </div>
<p><b>Countermeasure Point 4</b></p> <p><b>Prevent scattering of stored objects</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Affix door stoppers to furniture with hinged doors.</li> <li><input type="checkbox"/> Affix shatterproof film to glass doors.</li> <li><input type="checkbox"/> Put non-slip sheets on cupboard shelves to prevent dishes from sliding out.</li> <li><input type="checkbox"/> Install a vibration-absorbing adhesive mat between the TV and the TV stand.</li> <li><input type="checkbox"/> Install fall-prevention bars and affix fall-prevention tape on shelving without doors.</li> </ul>

**If you make screw hole in the wall with a screwdriver, etc. with the purpose of preventing furniture from falling over, and if the hole within 9mm in diameter, 2.5cm in depth, obligation to restore the spot to its original condition is exempted. (Contact and application to JKK is not required)**

## Precautions Regarding Elevators During Earthquakes

### ! Please do not use elevators during earthquakes!

Elevators are equipped with seismic sensors, and the doors will be opened and the lights extinguished to encourage evacuation after stopping at the nearest floor when an earthquake is detected. The doors will close automatically after a certain period of time (15 to 20 seconds), but they can be reopened by pressing the "Open" button. Elevators will recommence operations after a certain period of time depending on the magnitude of the earthquake, but you are advised not to use them for evacuation purposes in consideration of aftershocks.



### ! When trapped inside an elevator during an earthquake...

If the emergency call button inside the elevator is **pressed for five seconds or more**, the elevator maintenance company, manager's office, or the elevator hall interphone on the 1st floor will be alerted and you can speak with the personnel. Never force open the doors. Failure to observe this may result in you falling into the elevator well.



### ! In the event there is no one at the front desk, please check to make sure no one is trapped in the building.

#### 1. Check for people trapped inside with the use of the interphone.

If there is interphone on the first floor, use it to call to the person in the elevator, and confirm if anyone is trapped inside.

#### 2. Check for people trapped inside at the relevant elevator hall.

(1) Confirm the floor where the elevator is stopped by the floor number indicator, and confirm if anyone is trapped inside by looking through the security window. Moreover, if you confirm a person is trapped in the elevator, please instruct the person to push the "Open" button to open the door. If the door does not open, please inform to the elevator maintenance and management company.

(2) If the floor number indicator is off and you do not know where the elevator is stopped, please call inside the elevator at each floor. If anyone is trapped inside, please inform the elevator maintenance and management company.



## ! Restoring Elevator Operations After Earthquakes

Generally, if an earthquake measuring four or more on the Japanese scale occurs, the maintenance companies will restore only one elevator per building to ensure that the minimum number of routes up and down the building are available (this will reduce restoration time by approximately 30 percent in comparison with restoring them all). Priority will be given to rescuing people trapped in elevators, and restoration will then be carried out with priority placed on hospitals and other buildings containing vulnerable people, important public facilities and high-rise buildings 60m (20 floors) or more in height.

Therefore, restoration of all elevators will require time, especially for buildings 60m and lower (19 floors or less) and residences with multiple elevators, your understanding is appreciated.

Furthermore, if an earthquake measuring four or more on the Japanese scale occurs, the elevator maintenance and management company will automatically respond in this order, even if you don't contact us.



## In the event of a large-scale earthquake, "a post-earthquake rapid inspection of damaged buildings" is carried out

**When a major earthquake occurs, JKK will promptly carry out a post-earthquake rapid inspection of damaged buildings. However, this may take some time depending on the severity of the earthquake. When an earthquake occurs, immediately take cover. Do not wait for the inspection results but take action in response to the situation, such as evacuating to a shelter.**

### What is a post-earthquake rapid inspection of damaged buildings?

An earthquake is comprised of a main quake and aftershocks. For major earthquakes, aftershocks of the same magnitude as the main quake are likely to occur. The purpose of the "post-earthquake rapid inspection of damaged buildings" is to prevent secondary disasters due to aftershocks, etc., by determining the risk of collapse or toppling of buildings damaged by the earthquake due to subsequent aftershocks, etc. as soon as possible, and to provide information of hazards while using the building until it is permanently restored.



We request that residents of the building comply the response determined as a result of the inspection.

**Detailed information on disaster preparation can be found on the JKK Tokyo website. Please check.**

Scan here to go to the JKK Tokyo website ➡



FY2023

# Summary of results from a survey of JKK rental housing residents

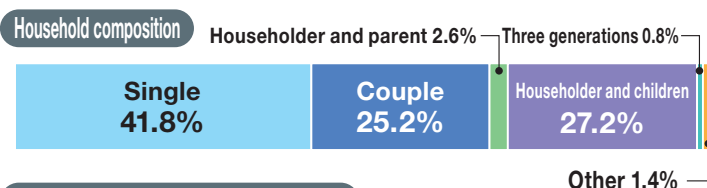
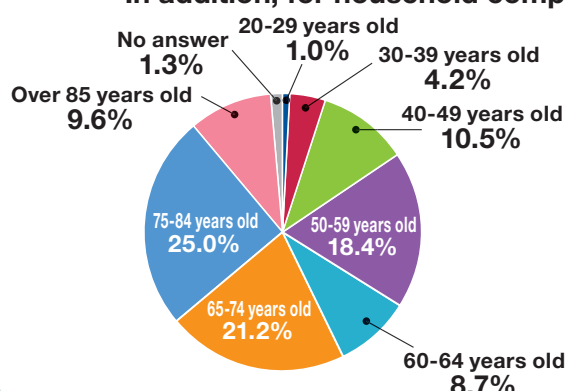
**Survey period** Wednesday, March 13 – Monday, April 15, 2024.

JKK conducts the "Survey of Rental Housing Residents (Questionnaire Survey)" every three years. 5,000 residents among all the residents of the public housing are randomly selected and asked about household conditions, assessment of housing, local community activities, etc.

Responses to the survey were received from 3,133 persons (62.7% response rate). Results are shown below. Survey results are used as basic resource material to build better living conditions for all. Thank you for your cooperation.

## 1. Attributes of JKK rental housing residents

- Average age of the householder was 65.8 years old, and the percentage of householders over 65 years old exceeded 50%.  
In addition, for household composition, "single" was the most common response.



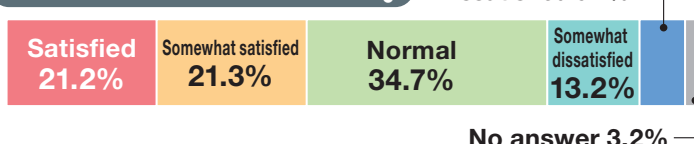
### Public housing resident

Age of householder	Average age 65.8 years old (FY2020 64.9 years old)
Over 65 years old	55.8% (FY2020 56.5%) (Head of the house)
Number in household	Average 1.9 people (FY2020 2.0 people)

## 2. Assessment of housing

- The main reason for moving in was "it is public housing", "rent is relatively affordable".
- Regarding satisfaction with current housing, "sunlight/ventilation," and "convenience of the garbage collection point" scored the highest. Regarding dissatisfaction, "condensation/mold" and "ventilation in the bathroom/toilet, etc." scored the highest.

### General assessment of current housing



### Main reason to move in

1st	It is public housing
2nd	Rent is comparatively affordable
3rd	Commuting to work or school is convenient

### Itemized assessment of current housing

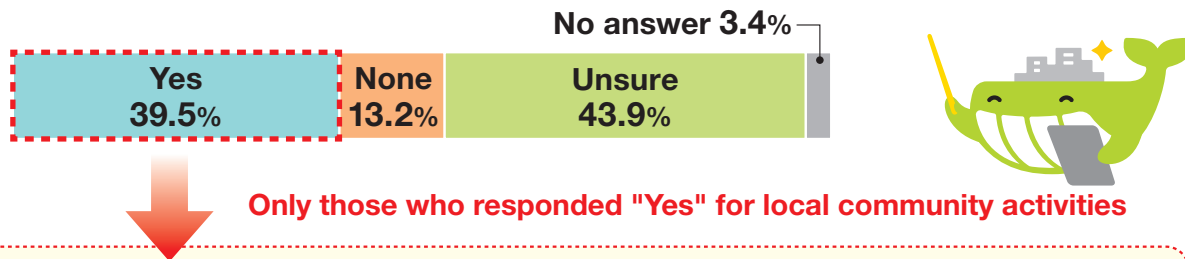
Highly rated items	1st	Sunlight/ventilation
	2nd	Convenience of garbage collection point
	3rd	Cleaning conditions

Low rated items	1st	Condensation/mold
	2nd	Ventilation in the bathroom/toilet, etc.
	3rd	Bathroom/washroom area

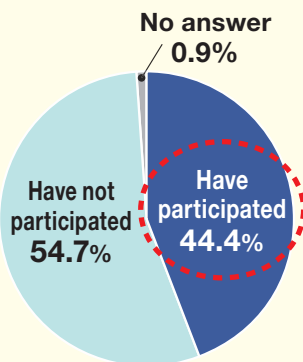


### 3. Local community activities

- 39.5% responded that there are local community activities in their housing complex.



#### Participation in local community activities



#### Local Community Activities in which participated, top 5 items

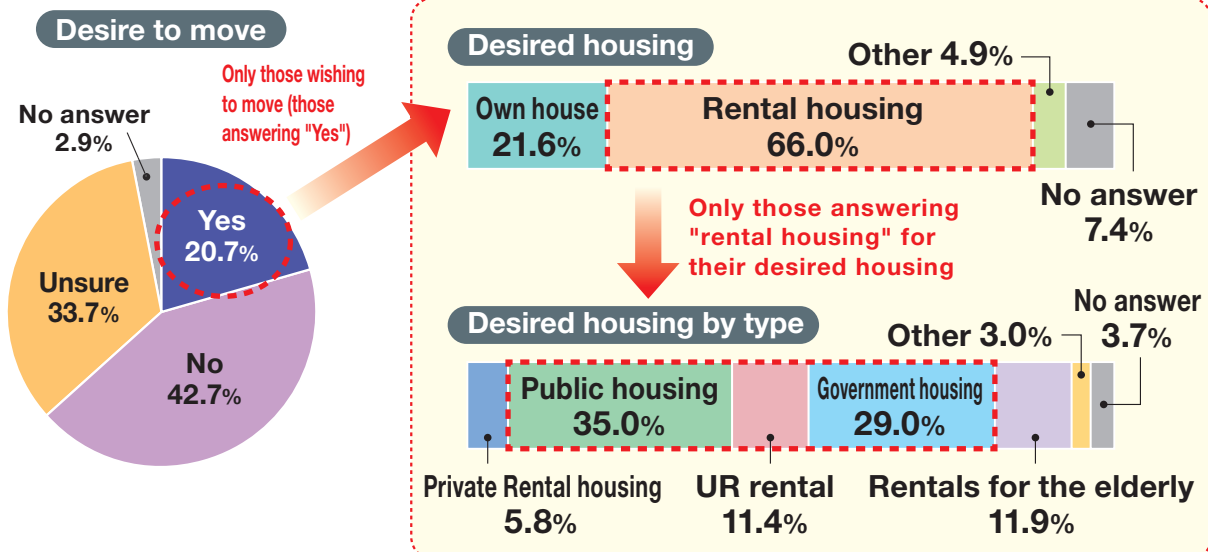
\*Multiple answers allowed



- Among those who responded "there are local community activities in their housing complex", less than half responded "have participated". Of these, participation was the highest for participation in the summer festival, mochi pounding event, and disaster prevention activities.

### 4. Future residency

- Of persons intending to move (20.7%), 66.0% would like to move into rental housing. Of persons who would like to move into rental housing, 75.4% would like to move into public housing.



## Build a strong body to fight infectious disease!

In the fall and winter months the air becomes drier, and flu season arrives. Wash your hands, gargle, and get a vaccination to improve your body's resistance to infectious disease!

Mucous membranes in the mouth and throat, and saliva function to protect the body from viruses and bacteria. So keeping one's mouth clean and drinking a sufficient amount of water to promote mucus and saliva secretion is helpful in preventing infection. If you have difficulty producing saliva and tend to have dry mouth, using an oral moisturizer after cleaning your mouth is recommended. Consult with your local dentist regarding an oral moisturizer.

Don't forget to wash your hands frequently! Be sure to wash your fingertips, between your fingers, and your wrists. Also avoid insufficient sleep or nutrition. Let's fight infectious disease and make it through the fall and winter.



Tokyo Saiseikai Central Hospital  
Motoko Fujino, Chief of  
Pediatrics Department

### How to properly wash your hands



Rinse your hands under running water, apply soap, and rub your palms together.

Before washing your hands

- Keep your fingernails trimmed
- Remove your watch and rings



Rub the back of your hand in a stretching motion.



Thoroughly rub your fingertips and around your fingernails.



Wash between your fingers.



Twist and wash your thumb and palm.



Be sure to wash your wrists.

Excerpt from "Please cooperate with the infection control measures" (Ministry of Health, Labor and Welfare (<https://www.mhlw.go.jp/content/10900000/000593494.pdf>))

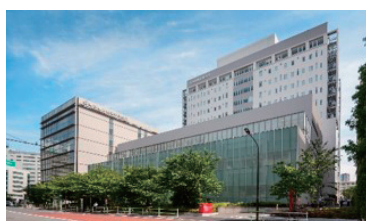
Influenza and coronavirus vaccination will begin in October. To prevent severe cases, please consider a vaccination. Pneumococcal vaccine for persons 65 and older, RS virus vaccine\* for persons 60 and older, and shingles vaccine for persons 50 and older are also recommended.

\*RS virus vaccine is available at Tokyo Saiseikai Central Hospital.

### Tokyo Saiseikai Central Hospital

1-4-17 Mita, Minato-ku, Tokyo

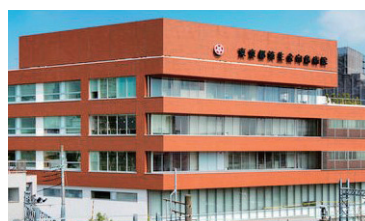
(3 min. walk from Akabanebashi Exit, "Akabanebashi" station, Toei Oedo Line)



### Tokyo Saiseikai Mukojima Hospital

1-5-10 Yahiro, Sumida-ku, Tokyo

(7 min. walk from "Keisei Hikifune" station, Keisei Oshiage Line)



JKK Tokyo and Social Welfare Organization Saiseikai Imperial Gift Foundation Inc., have concluded the comprehensive collaborative agreement to ensure the health, safety, and security of our residents.

3つの調査で、くらしをよりよく

とうけい

ちょうさ

# 統計調査

国が実施する調査です



センサスくん



みらいちゃん



家計が見える

かけいちょうさ

## 家計調査

家庭のお金がどのように使われているかを明らかにします。



雇用が見える

ろうどうりよくちょうさ

## 労働力調査

人々が働いている状況、失業の状況などを明らかにします。



物価が見える

こうりぶっかとうけいちょうさ

## 小売物価統計調査

モノやサービスの価格の変化などを明らかにします。消費者物価指数の基になります。



1か月分の食費はいくら？



どれくらいの人仕事をしてるの？



だいこんは毎月が安いのかしら？



たまには映画でも見ようかな。



昔に比べて働く女性、増えたよね。



物価が高い県と低い県の差はどのくらい？

答えは？



<https://www.stat.go.jp/>

統計局



↓くわしい情報はここから

※一部の機種・アプリでは読み取れない場合があります

統計調査員がお伺いしましたら、ご回答をお願いします。



インターネットでの回答が可能です



皆様の個人情報は厳重に保護されます



統計調査を装った「かたり調査」にご注意ください



調査の結果は、暮らしをより良くする様々な取り組みに活かされています



総務省統計局・都道府県

## Use the convenient bank transfer to pay rent or other bills

### Bank transfer procedures

#### ① Fill out the form

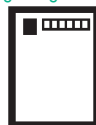


#### ② Submit it to the bank



#### ③ Receive notification

\*Transfers are performed at the beginning of the month



#### ④ Transfer begins

\*Withdrawals are performed on the 7th of every month



\*A bank transfer application form can be obtained from the management office and contact center. Contact the Customer Center if you wish to receive it by mail.

For participating institutions and application procedures, please call or visit our website.



Inquiries

Use Tel. No. ① of the "JKK Tokyo Customer Center"

Website address

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



←Scan the QR code to open a page containing information about bank transfers.

## "JKK Tokyo Customer Center" telephone number

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

**Reception hours** 9:00 a.m.- 6:00 p.m. (Closed Saturdays, Sundays, National Holidays, End of Year and New Year Holidays)

### ① Consultation regarding various procedures, payment of rent, living conditions

#### ● Navi-Dial



**0570-03-0031**

- Residents who are unable to use Navi-Dial and residents using free cell phone call services and discount services

**☎03-6279-2962**



### ② Application/inquiry for repair

Emergency contact regarding urgent repairs and improvements for water leaks, etc., accidents, fire, and the safety of residents available 24-hours a day, 365-days a year

#### ● Navi-Dial



**0570-03-0032**

- Residents who are unable to use Navi-Dial and residents using free cell phone call services and discount services

**☎03-6279-2963**



**Using Navi-Dial** For calls from a mobile phone, free dial or discount services by the phone company do not apply.

\* **Phone lines are always very busy between 9:00 am and 10:00 am Monday mornings and the day after a holiday.** If the matter is not urgent, please avoid calling at these times.

Scan here for frequently asked questions about procedures, etc.



**Big**

Height: Approx. 180cm

**Yutojira**

Maybe he is coming to your complex?



Information on events and interesting parks are available!

←Check it out on Instagram ✓

