

Daily Life Plaza



Entrance to
Utoji-land

2024 (Reiwa 6) 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

Reminder Postcards about Submitting 収入報告書 (Income Report)

Reminder postcard (sample)

名義人番号 (一般)

「令和7年度収入報告書」を提出してください

令和6年 月 日現在、あなたの世帯から収入報告書の提出が確認できていません。
収入報告書の提出は、法令で定められた都営住宅に住む方の義務です。

収入報告書の提出がない場合は、収入状況にかかわらず令和7年4月から近隣の民間賃貸住宅(近傍同種の住宅)の家賃並みの使用料を負担していただくことになります。
また、収入報告書を提出しない世帯については、居住状況の調査を実施します。
場合によっては明渡しを請求する場合があります。

料金後納郵便

さい。 紛失した方は、下記のお問い合わせ先へご連絡ください。

いので、ご容赦願います。

分や割引サービスご利用の方はこちらへ 03-6279-2652

〒150-8322 JKK東京 東京都住宅供給公社 都営収納課 収入課 電話 03(3400)226190

重要

本紙の発行に
はかっています。

The 収入報告書 (income report) form was sent out to those required to file one by June 13.

However, some people still have not submitted the report.

We will send a reminder postcard on Wednesday, December 11 to everyone who has not submitted the report. If you receive this postcard, be sure to submit your report. If you fail to submit one, your housing fees from April 2025 will be equivalent to the rent for similar apartments in the neighborhood (private rental housing).

Note: If you are receiving a reduction/exemption for your housing fees, the housing fee reduction/exemption application will serve as your income report. In such cases, you do not have to submit an 収入報告書 (income report), but be sure to go through the necessary procedure during the renewal period.

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「すまいのひろば」外国語版をJKK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 Monday, January 6.

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

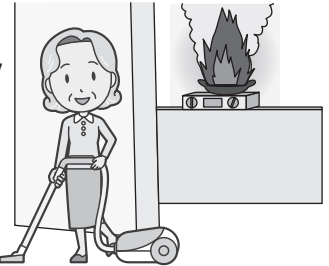
Watch Out for Fires!

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. **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.**

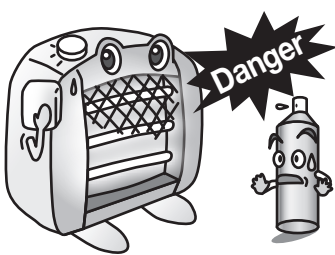


Clean electrical outlets and plugs regularly

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 spreads, 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.

Please contact an insurance company for more information about household possession insurance, such as application procedures and required documents. Note: For municipally-owned housing, etc., the rental approval certificate will serve as a substitute for the lease agreement.

If You Installed a Bathtub and/or Bath Heater at Your Own Expense

If a bathtub or bath heater that you installed at your own expense malfunctions, the Tokyo Metropolitan Government will pay to replace it. **The deadline for applying this year for a replacement is approaching fast.** If you wish to have your unit replaced, please confirm the following before applying:

Application requirements

- (1) A bathtub or bath heater that you installed at your own expense is malfunctioning.
- (2) You must agree that your housing fee (rent) will be revised if you use this service*1.
- (3) You are responsible for the removal and disposal of the old unit, including any associated fees*2.
- (4) You must not be in arrears with any housing fees (rent).
- (5) You must not be an over-earner or high-income earner.

*1: Estimated housing fee (rent) revision: Expect an increase of approximately 500 to 3,000 yen per month

- The amount of the increase depends on your household's income category.
- You will be notified of the official amount after the bathtub/bath heater replacement work is finished.

*2: You can also ask the company conducting the replacement work to remove and dispose of your old unit (you are responsible for any related fees).

Application Procedures

(1) Request an application form

Call the JKK Tokyo Customer Support Center or request a form online.

(2) Fill out the application form

(3) Submit the application form

You can mail the application to the JKK Tokyo Consultation Center or bring it directly to the nearest center.

Application submission period

Friday, December 27, 2024 (applications must arrive by this date)

Notes: 1. You can request an application form online until Wednesday, December 18, 2024.

2. The application process may close before the deadline if the number of applications exceeds expectations.

After your application is reviewed and is determined to meet the requirements, a contractor will contact you to conduct a site survey and conduct the replacement work.

Information regarding next year's scheduled installations will be posted on *Daily Life Plaza* at a later date.

■ How to get the application form

- By phone JKK Tokyo Customer Support Center, phone number ❶ on page 8
- Online Use the "Metropolitan Government of Tokyo Public Service Cloud Application". Scan the 2-D code with your smartphone, etc. → "Search for the application procedure" → 06_10 Applications and claims for municipally-owned housing and Tokyo Metropolitan Government subsidized housing [Residents]→ Requesting an application form for bathtub/bath heater replacement



■ Contact information for construction details

JKK Tokyo Customer Support Center, phone number ❷ on page 8

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.

Just a few words or a bit of extra attention could be the difference in keeping your child safe.

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:

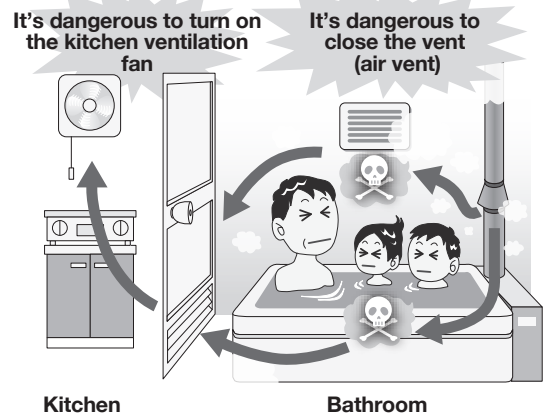
- (1) Warm up places that chill easily, such as changing rooms, bathrooms and toilets (take care regarding fire risk and ventilation when using heaters)
- (2) When heating up water, use the shower to add water for the last five minutes
- (3) Take baths before dinner or before the sun goes down
- (4)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



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.



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 handrails on balconies or shared hallways, wobbling guard rails on windows, or wobbling 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 ❷ on page 8).

Do You Have Any Late Housing Fee Payments?

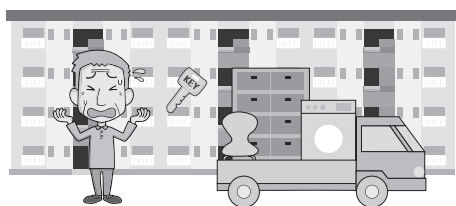
(1) If you continue making late payments, you will receive a notice or warning letter.



(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.

Subleasing and Nonresidential Use Are Prohibited in Municipally-Owned Housing, etc.

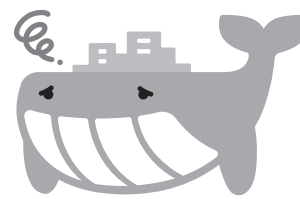
Municipally-owned housing and Tokyo Metropolitan Government subsidized housing cannot be rented out as accommodations.

The permission for use presented when residents move in also prohibits subleasing the municipally-owned housing, etc. (e.g., minpaku) as well as using the housing for purposes other than residential use*. If you are found to be violating these conditions, your permission for use may be revoked and you may be asked to surrender your residence.

Residents are requested to use their residences properly.

The prohibition against minpaku and other rules/manners you must follow are listed in the *Living in Public Housing* publication you received when you moved in. The publication is also available on the JKK Tokyo website.

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



JKK Tokyo Website
Living in Public Housing

* With permission from the Tokyo Metropolitan Government, a section of the residence may be used for massage, acupuncture, moxibustion or other work related to the welfare of building residents.

Learn about the SDGs with Professor Panda: The Seventeen Goals



Q: What do you call work that is productive and delivers a fair level of income? (_____ work)

→ Answer on page 8.

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8 働きがいも
経済成長も



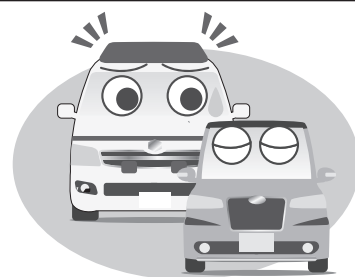
8. Decent Work and Economic Growth

There are people in the world who are willing to work but cannot find employment for various reasons, and others who work but do not earn enough to escape poverty. The goal is for all people to find productive, dignified work, which will help each country grow and enrich life for all.

Stop Unauthorized Parking

In municipally-owned housing, etc., 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.

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.

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.

Submit Applications and Notifications via the Internet or Postal Mail

Some procedures, such as 使用料減免申請 (housing fee reduction application) and 世帯員変更届 (household member change notice), can be done by postal mail rather than by going to the Consultation Center.

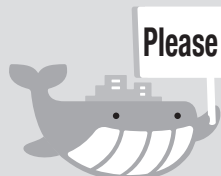
Some notifications and requests for forms, such as 長期不在届 (long-term absence notification) and 模様替え届 (redcoration notification), are accepted online via the Tokyo Metropolitan Government Administrative Procedure Cloud Application service. Please check the JKK Tokyo website for more information on which procedures are available online.



JKK Tokyo Website

都営住宅 主な手続き Search

Visit here for information about application procedures that you can complete online.



Please Note

Postal fees were revised in October.

Make sure to have enough stamps to pay the mailing fee when sending in applications, etc.

Note: Your mail may be returned to you if do not attach enough stamps. Please send your applications as early as possible in case there are any problems.

The Victim Is Not a Stranger

December 10 is Human Rights Day, and December 4 through 10 is Human Rights Week.

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/slandorous 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 2 (Mon.) to 27 (Fri.)
- Tokyo Metropolitan Government Building Blue Ribbon Light Up and Raising Blue-Ribbon Flags
December 10 (Tue.) to 26 (Thu.)

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 about Human Rights Week and North Korean Human Rights Abuse Awareness Week
Tokyo Metropolitan Government Bureau of General Affairs, Human Rights Division, Human Rights Policy and Promotion Section

Human Rights Division website

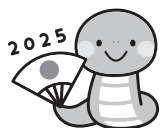
じんけんのとびら

Q Search

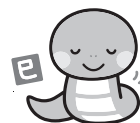


Tokyo Metropolitan Government
Life and Housing
X (formerly Twitter) feed

Operations During the New Year's Holiday



We are closed from
December 28 (Sat.) to January 5 (Sun.)



Our operations this year will finish at 6:00 p.m. on December 27 (Fri.). Operations will resume at 9:00 a.m. on January 6 (Mon.) of the new year. Please handle any procedures and repair requests as early as you can.



For emergencies during the holidays

We will be available 24/7 even during the year-end/New Year's holidays to handle the emergencies listed below. (phone number ② below)

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



Busy hour forecast



We have published a page on the JKK Tokyo website listing times when it may be difficult to contact us by phone. Please check it before calling us.

Please be aware that reaching the JKK Tokyo Customer Support Center may be difficult at the start of the New Year due to the number of calls. If you are not in a hurry, please contact us at a later time.

Note: Please note that the January 2025 edition of *Daily Life Plaza* will be distributed later than in other months, on Monday, January 6.

☆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)

We have published a page on the JKK Tokyo website listing times when it may be difficult to contact us by phone.

- ① For questions about procedures, housing fee payments, and/or day-to-day living**

Some procedures can be completed online. Please visit the website for more information.



Call the Navigation Dial at

☎0570-03-0071

For those who are unable to 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, suspension 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 are unable to call the Navigation Dial number, and/or are using free minutes, discount services, etc., on their cell phones

☎03-6279-2653



Note: Free minutes or discount services offered by your phone company will not apply if you call the Navi Dial number from a mobile phone.

- There is a charge for all calls.
- Please note that the lines for the customer support center **may be congested from 9:00 to 10:00 a.m. on Mondays and the morning after a holiday.** We ask that you avoid this timeframe if you are calling for a non-emergency matter.
- Please have your “**名義人番号**” (lessee number) ready to ensure that we can handle your request faster.



Housing Policy Headquarters, Tokyo
Metropolitan Government website

東京都住宅政策本部

Search



JKK Tokyo website “For residents of municipally-owned housing, etc.”

都営住宅 お住まいの皆さま

Search



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



Daily Life Plaza is made with recycled paper.
SAVE THE GREEN EARTH!



Decent work

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