



JoyLiv PDF edition

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Please Use the Community Salon



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The community salon (meeting area) located in the housing where you live is a shared facility that can be used by everyone living there. It is a place for hobby group activities and neighborhood association activities as well as a place where families raising children can relax together and a place for elderly families to unwind. You can also use the salon for activities such as remote work when alone.

How to reserve

Please fill in the form at the management office.

You can apply one month prior to the date of use.

*If only minors will use the salon, their parent or guardian must make the application.



- The community salon can be used **from 9am until 9pm**.
 - As a general rule, the salon is not available from December 29 to January 3.
- *The time period in which the salon can be used may differ for some residences.



- The key is available from the front desk staff. We are unable to respond outside the management office's business hours so please ask the front desk staff during business hours.
- If 30 minutes has passed after the reservation time and you have not contacted us and have not come to pick up the key from the management office, we will cancel the reservation.



- Free Wi-Fi is available in the community salon.
- *This may not be available in some residences.



- After use, please tidy away items and clean up. Also, please check that heaters, electricity and faucets are turned off before locking the door.

Introducing Local Community Activities



Horie Jutaku Horie Club

Activity day: Every Friday
Time: 10am - 12 noon

This issue introduces "Horie Club", which is active in Horie Residence (Edogawa Ward).



Club leader Ms. Matsunaga (2nd from right on 1st row) and everyone from Horie Club.

Ms. Matsunaga apparently teaches everyone how to do the Bon Festival dance at birthday parties and other occasions.

About "Horie Club"

The club gathers for activities in the community salon (meeting area) in Horie Residence every Friday from 10am until 12 noon. The club's main activities include enjoying favorite activities such as playing cards, karuta cards, shogi, making origami, handicrafts and also ground golf. The club also participates in calisthenics to prevent cognitive decline led by ward staff members twice a month. Birthday parties for club members are also held once a month. Club members whose birthday lies in the month of the birthday party are interviewed about their birthplace and their history of living in the Horie region, and everyone sings their favorite song.

Scenes of activities

On the day we visited for this article, the club was holding a disaster prevention event with a JKK Smile Assistant. There were fifteen people participating on the day. After finishing their regular radio calisthenics, the club members exchanged information about such things as fraud and suspicious individuals in the residential neighborhood of Horie. After this they increased their knowledge about disaster prevention while enjoying a game of "disaster prevention karuta cards" and "disaster prevention sugoroku". This event provided club members with an opportunity to consider ways of preventing disasters.



Members practice using the disaster emergency message system



Disaster prevention karuta cards



Disaster prevention sugoroku

Interview with club leader Ms. Matsunaga!

◆ Why did you start this activity?

I started this activity because of the "Cooling-off Place" event held in the community salon (meeting area) in Horie Residence by a JKK Smile Assistant in August 2023. There were around 8 people when I first started this club but we currently have around 20 active members.

◆ What are the benefits of holding club activities?

By meeting face-to-face every week, we can notice small changes in our members and this allows us to quickly discover if they have any problems such as dementia. Staff from the community general support center also provide a consulting room, and people have given feedback saying they are happy that they have somewhere they can easily consult others when they have a problem. I hope that we can all continue to spend an enjoyable time together while looking after each other and helping each other when needed.

JKK is working hard to create opportunities to launch these kind of community activities.

If you are interested, please call the "JKK Tokyo Customer Center" using telephone number ① on page 12.

Precautions When Using Elevators

~ For people living in housing with elevators ~

You are requested to observe the following when using the elevators.

(Failure to observe these may result in accidents or malfunctions caused by hands and fingers getting caught in closing doors.)

- ◆ **Do not touch or lean against the door.**
Also, do not bang anything against the doors, or get anything caught between the doors.
* If long rope-like items (skipping ropes, scarfs, purses with shoulder straps, etc.) get caught in the doors and the elevator starts moving, it could result in a serious accident. Please pay special attention.
- ◆ **Exit the elevator after the doors have fully opened.** You may become caught in the doors if you bang into them while they are still opening, or the doors may malfunction.
* Take particular care when using strollers, trolleys, etc.
- ◆ **Parents or guardians should accompany children when using elevators.**
- ◆ **Do not jump up and down or otherwise cause a fuss while in the elevator.**
- ◆ **Please use the elevator buttons with care.**
- ◆ **Make sure you don't drop trash, small items or anything else in the door's operating grooves.**



Web-based Questionnaire for Installing EV Charging Equipment

Since JKK is promoting the widespread use of EV we have been progressively installing charging equipment for EV in public housing. We are implementing a web-based questionnaire to accurately understand the needs of everyone living in public housing as we continue to proceed with the installation of charging equipment. The results of this questionnaire will be used to select where the charging equipment is installed from FY2026. Please cooperate by filling in the questionnaire.

How to take the questionnaire

Access the web-based questionnaire and provide your answers through our official website by scanning the 2D code on the right.



Who should take the questionnaire

All residents of JKK public housing

Questionnaire implementation period

From February 3 (Monday) to March 3 (Monday), 2025

Contact information for the above

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

For People Who Are Considering Moving to Public Housing

The following applications and systems are available on a priority-basis for residents in public housing who wish to move to a different residence in public housing.

01

Moving to a lower floor of the same residence when no elevator is available

Floor Change Application

Eligible people

A household in which the leaseholder or a person they live with is any of the following

- Residents in receipt of a Physical Disability Handbook (excluding those suffering from sight or hearing disabilities)
- Residents in receipt of a mentally handicapped person's handbook
- Residents in receipt of a war injury and sickness handbook
- Residents who find it difficult to walk
- Residents who are pregnant
- Residents who have children who are elementary school age or younger

Room to which the resident will move to

- A room on the 1st or 2nd floor of the housing where the resident currently lives

How to apply

- ① Please ask the management office for an application form. If you would like to receive the application form in the post, please contact the "JKK Tokyo Customer Center".
- ② Please list information such as the building and floor you wish to move to in the application form, then submit the form together with any attached documents to the contact center in charge of the building or the management office. Our offices will contact you as soon as a room becomes available.

Application / Inquiries

Call the "JKK Tokyo Customer Center" using telephone number ① on page 12





02

Housing Support System for Elderly Long-term Residents

(Moving within the same residence or to another residence)

Eligible people

A household that meets one of the following requirements

- Has lived in the same room of public housing for 25 years or more
- The age of the leaseholder or the main earner is 70 years or older at the time of the application

Room to which the resident will move to

- A room with a lower rent than the rent you pay for the room where you currently live at the time of the application

*Excludes some housing such as new properties.

How to apply

Please contact us using the information below. You will need to register with JKK in advance the type of room and layout to which you wish to move. Our offices will contact you as soon as a room becomes available.

There is no need to submit documents to prove your income.

Application / Inquiries

Consultation telephone number for seniors seeking an alternate unit: 03-6812-1351

(Business hours: 9:30am - 6pm, Holidays: Sunday and national holidays)

*A household whose rent is in arrears when applying for any of these systems and when signing the agreement to rent the new room cannot apply.

Modification of residences

When remodeling and carrying out other repairs inside the home, it is necessary to apply to JKK to receive approval

Modifications requiring approval (Examples)

Installing a handrail or assistive device in a corridor or living space, etc.*



* There are cases in which JKK will cover the costs involved in installing handrails, etc., for elderly people and people with disabilities if applied for separately.

I want to change to a 2-lock system for the front door.
(I want to install an auxiliary lock).



I want to install a dishwasher.




You must submit an "Approval application for housing modification, etc."

- ★ You will need to pay the installation costs yourself.
- ★ Approval may not be granted, depending on the type of modification. (Approval cannot be granted for extensions/reconstructions or modification of common areas.)
- ★ As a general rule, you should restore the apartment to its original state when you move out.



Documents to be attached	<ul style="list-style-type: none"> • Floor plan of a room (a drawing showing the area to be remodeled). This can be a hand drawing). • Catalogs or other material about the products to be installed. (Copies are acceptable.) • Other documents, as needed.
Location for applications	<ul style="list-style-type: none"> • Management office or jurisdictional area office

Modifications not requiring an application (Examples)

Item	Applicability
Concrete plugs (Anchor bolts inserted into holes drilled into walls, etc.)	<ul style="list-style-type: none"> • For securing furniture, etc. • Hole (no more than 9mm wide and 2.5cm deep) <p>* Cannot be installed near electrical switches, power sockets or circuit breakers.</p>
Installation of air conditioners, etc.	<ul style="list-style-type: none"> • If there is a place to put the outdoor unit and the air conditioner can drain away water • If a panel is installed at a window and is set up with an intake/outtake air port, and the outdoor unit is installed on the balcony • If a room facing onto a common corridor has an air duct sleeve and air conditioner power socket <p>* Please see the JKK website for details.</p> <div style="display: flex; align-items: center;"> <div style="background-color: #4a5568; color: white; padding: 5px; margin-right: 10px;"> For everyone who is considering installing an air conditioner in public housing </div>  </div>



If you plan to do some remodeling, please consult with the JKK Tokyo Customer Center.
Contact us: Call the "JKK Tokyo Customer Center" using telephone number ① on page 12

JKK東京の入居サポートについてご親族、ご友人等にご紹介ください

JKK東京では、①親族の近くでの生活＝「近居」をご希望するお客様に優先的に部屋の紹介をする登録制度、②ご結婚予定、パートナー関係になるおふたりは募集開始から7日間優先的にお申込みいただける制度がございます。
ご親族、ご友人の方にご紹介いただけると幸いです。

お互いに見守り、ふれあい、助け合える

近居で あんしん 登録制度



詳しくはホームページへ



近居であんしん登録制度とは？

育児に奮闘中の子世帯を手助けしたい。孫の成長を近くで見たい。介護のために両親の近くに引越したいなど…親族の近くでの生活＝「近居」をご希望するお客様に優先的に部屋の紹介をする登録制度です。

対象

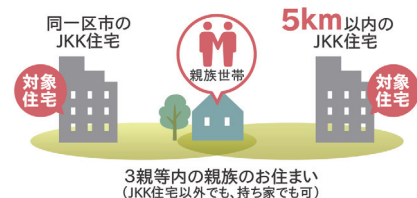
「親族条件」及び「世帯条件」の両方を満たすお客様

- 親族条件 … 希望する住宅の同一区市、またはおおむね半径5km以内に3親等内の親族世帯が居住していること
- 世帯条件 … ご登録世帯または親族世帯が「子育て世代」「高齢者世帯」「障がい者世帯」のいずれかに該当すること

対象住宅

親族世帯の住まいと同一区市
またはおおむね半径5km以内
にあるJKK住宅

※ただし、一部住宅を除く



結婚予定者 優先申込制度



詳しくはホームページへ



結婚予定者優先申込制度とは？

募集開始から7日間優先的にお申込みいただけます。

対象

「ご結婚予定のおふたり」または「パートナー関係になるおふたり」
ご入居する全員が40歳未満に限ります ※お申込み時

対象住宅

駅から徒歩10分程度の住宅のうち、公社が指定する住戸

[公社住宅募集センター] 営業時間 9:30～18:00 (日・祝日定休)

03-3409-2244 (代)



ひとと、くらしをあったかく。

JKK東京

The Frightening Complications of Diabetes

Diabetes is an illness in which there is too much glucose in the blood (blood sugar), resulting in higher blood sugar levels than normal. As diabetes progresses various complications may occur. This section explains about the typical three complications of "diabetic neuropathy", "diabetic retinopathy" and "diabetic nephropathy" that can occur.

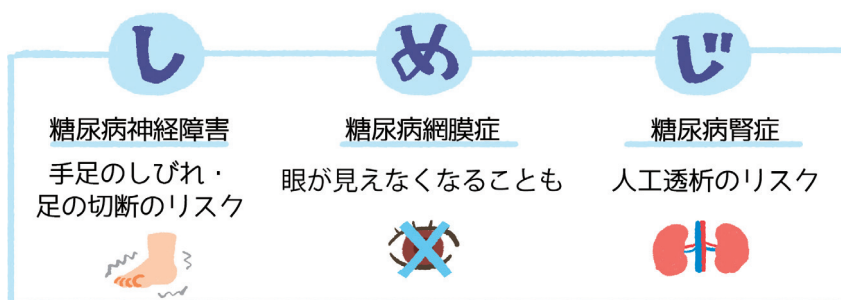


Tokyo Metropolitan Ohtsuka Hospital
Department of Diabetes,
Endocrinology and Metabolism
Yoshiko Nakamura, Director

糖尿病の3大合併症



しめじ
と覚えましょう



Scan here for information
about preventing diabetes

<Diabetic neuropathy>

This is the most common complication, and it occurs in the early stages of diabetes. Nerve damage occurs, and you may feel numbness or pain as a result. As diabetes progresses the senses become dull, and you must be very careful because it is difficult to notice when you have injured or burnt yourself.

<Diabetic retinopathy>

This illness occurs when blood vessels in the retina at the back of the eye are damaged. There are often no symptoms in the early stages of this illness but as diabetes progresses you may lose your eyesight. Be sure to have a regular eye examination every year if you are diagnosed with diabetes.

<Diabetic nephropathy>

If high blood glucose is allowed to continue, it may adversely affect kidney function. There are often no symptoms at first but as diabetes progresses dialysis may be required. Regularly have your blood and urine examined to check your kidney health.

Diabetes is an illness in which symptoms do not easily show in the early stages. It is important to understand what diabetes is and take appropriate steps to treat diabetes in order to prevent complications. First, start by "educating yourself" about diabetes and do not be discouraged because you have this illness.



The Tokyo Metropolitan Hospital Organization has an official LINE account from which they send out information about the metropolitan hospital and have a column with useful health-related tips!



Scan here
to register
a friend

JKK Tokyo and the Tokyo Metropolitan Hospital Organization have entered into a comprehensive partnership agreement aimed at supporting the health and enriching the lives of all residents as well as revitalizing local communities.

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.

Koganei Honcho Anxiety-Free Residence Project

The housing complex revitalization project for Koganei Honcho Jutaku (in Koganei City) has been set up as the "Koganei Honcho Safe Residence Project" at JKK to provide anxiety-free housing and support to ensure that everyone living in the region can continue to live the life they want in a place where they have settled down no matter their age.

"JKK Senior Housing"
is available

We have set up emergency call devices and barrier-free areas to allow people to continue living independently even in old age.



Scan here for details
about this project



Measures to Prevent Mold in Housing!



Mold grows when the following four conditions are met. Ignoring mold in a room will not only cause the building to deteriorate but it may also adversely affect your health. Be sure to take immediate measures to prevent mold so that you can live comfortably in your residence.

Humidity (moisture)

Mold loves water.
Mold is active from around 60% humidity and will spread quickly at around 80% or higher humidity

Temperature

Mold likes a high air temperature from 15 to 30 °C (mold is most active between 25 to 28 °C).

Nutrients

Almost all substances in the home such as food scraps, clothing, wood, dust, dirt and mites are food for mold.

Oxygen

Since mold is alive it requires oxygen.



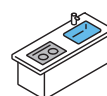
Bathroom

- After taking a bath, remove dirt such as soap scum and skin oil (sebum), which are a source of nutrition for mold. Spraying water from the shower to lower the room temperature is also effective.
- Finally, use a towel to wipe away moisture and ventilate the room.



Washroom

- Frequently wipe and ventilate any wet areas.
- Occasionally open the door or any drawers on the washbasin unit and allow it to ventilate.
- It is important not to leave damp bath mats on the floor.



Kitchen

- Water vapor is generated in the kitchen so turn on the ventilation fan when cooking or washing dishes.
- Thoroughly clean areas in the kitchen that are normally difficult to reach such as corners of cabinets.



Entrance

- Remove any dirt when entering the home from outdoors and place shoes that you have worn for the day or wet umbrellas at the entrance for the night so that they can dry out before storing them away.
- Placing baking soda in a small box or cup and putting this inside your shoe cupboard is an effective way of removing unwanted odors and lowering the humidity.



Living room and bedrooms

- Mold can form easily behind furniture such as shelves and sofas placed close to walls so leave a gap of around 5 centimeters when placing furniture in a room.
- Regularly maintain sufficient ventilation in locations where clothes are stored.
- Place slatted wooden boards in cupboards to prevent the buildup of moisture.



Air conditioners and windows

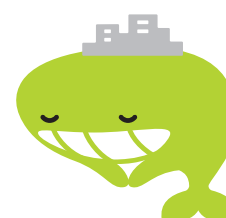
- If you suffer from allergies, mold may cause symptoms such as asthma so it is important to regularly clean the filters.
- Condensation on windows easily forms during the winter and if left untreated will result in mold. Regularly clean windows, ventilate the room, and wash curtains.

"Notice of Receipt" End of Annual Issue

To promote a paperless system, the "Notice of Receipt" (in the form of a sealed postcard) which used to be issued and sent out around April every year to customer who are paying the public housing rent by bank transfer will no longer be sent out next time for 2025.

Customers who require this "Notice of Receipt" postcard to be issued should contact the customers center to request the postcard when it is required.

*It may not be possible to issue the postcard depending on the customer's contract status and payment method. Thank you for your understanding.



Anxiety-Free Residence System Guidance

Supporting anxiety-free living in housing where people have settled and areas where people want to continue living!

Deposit type

Provides a "monitoring" service for your home. The service is renewed every year.

A Monitoring service

Usage fee 49,100 yen/year
Administrative fee 6,600 yen/year

Checks that you are safe and dispatches staff in an emergency

Provides a funeral service for the deceased person and clears away any remaining household items after you pay a fixed fee in advance. The contract for this service can be renewed every 5 years.

B Funeral service

Deposit 297,000 yen
Administrative fee 55,000 yen/5 years

Includes transporting, cremation and handing over the ashes of the deceased person

C Clearing away remaining household items

Deposit 154,000 to 616,000 yen
Administrative fee 55,000 yen/5 years

Clears away furniture, home appliances and other items

When signing a contract for both **B** and **C**, the administrative fee will be 55,000 yen.

*Services **A**, **B** and **C** can be used individually or in combination.

*The deposit in **C** for clearing away remaining household items will change depending on the living space of your home.

Monthly payment type

Provides a funeral service for the deceased person and clears away any remaining household items based on monthly payments.

The contract includes both **B** and **C** as a set

B Funeral service

Includes transporting, cremation and handing over the ashes of the deceased person



C Clearing away remaining household items

Clears away furniture, home appliances and other items

Living space: Under 20 m²

Usage fee 4,000 yen/month Administrative fee 11,000 yen/year

Living space: 20 m² or more but under 50 m² Usage fee 5,000 yen/month Administrative fee 11,000 yen/year

(The monthly payment type is not available for a living space that is 50 m² or more. Please use the deposit type).

*People who meet all the requirements in ① to ③ below are eligible.

- ① A person who is 79 years old or younger at the time of signing the contract
- ② A person who lives or plans to live in rental housing (excludes detached homes) in the Tokyo metropolitan area (excludes the Tokyo metropolitan islands area)
- ③ A person who has provided "notification" about any health problems they may have

*Consumption tax is included in all of the above listed fees.

If you wish to use any of these services, we will send you a pamphlet with more details. Please call us any time.

Inquiries

Tokyo Metropolitan Disaster Prevention & Build Community Development Center

☎ 03-5989-1784

Use the convenient bank transfer to pay rent or other bills

Bank transfer procedures

① Fill out the form

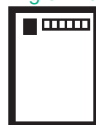


② Submit it to the bank



③ Receive notification

*Transfer is made 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 2D code to open a page with bank transfer information.

"JKK Tokyo Customer Center" telephone number

"A timetable for when it is difficult to reach us by telephone" has been posted on the JKK Tokyo website.

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 for urgent repairs due to water leaks, etc., accidents, fire, and resident safety is 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



- When calling Navi-Dial from a cell phone, free calls and discount services from each telephone company do not apply.
- Calls are charged for all telephone numbers.
- Phone lines are usually busy and it may be difficult to reach us between 9:00 am to 10:00 am on a Monday and the day after a holiday. If the matter is not urgent, please avoid calling at these times.
- Telling us your "resident code" will shorten the time required to respond to your inquiry.

Scan here to view various notifications and "frequently asked questions" about procedures and repairs.



あなたの住宅にも

ユトジラがくるかも!?

公式Instagramをフォローして、イベント情報や団地のおもしろ遊具をチェックしよう



JKK東京
公式Instagram

Please do not smoke in common areas, including balconies.



Please cooperate in preventing passive smoking to ensure everyone remains healthy.