



Daily Life Plaza



Entrance to
Utoji-land

2025 (Reiwa 7) June



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

“収入報告書 (Income Report)” Forms Will Be Sent Out on June 13 (Fri.)

Housing fees (rent) for municipally-owned housing are determined according to such factors as household income, size/location of the residence, etc. For this reason, we require all residents of municipally-owned housing to submit their “収入報告書 (Income Report),” along with documents proving their income, etc., by the prescribed deadline every year. This report is then used to determine your housing fees for the next year. The “収入報告書 (Income Report)” forms will be sent out on Friday, June 13. Fill in the form, attach any necessary documents, and then submit them using the return envelope included with the form by Monday, July 7.

Submitting a “収入報告書 (Income Report)” is an obligation for all households living in municipally-owned housing. Please make sure to submit this report. 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), regardless of your household income.

There is a housing fee reduction and exemption system for households having low income and living difficulties. For more information, please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8).

Households that are currently receiving housing fee reductions will not be sent a “収入報告書 (Income Report)” form, as there is no need for them to submit the report. However, these residents will be required to report their income when they apply for an extension of their housing fee reduction. Please make sure to report your income during the designated period for making an extension application. Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood, starting the next year.

Residents that moved into 改良住宅 (Renovated Housing), 再開発住宅 (Redeveloped Housing), etc., on or after April 2, 2023 are not obligated to submit a “収入報告書 (Income Report).” Depending on your income, however, submitting the report may grant you a housing fee reduction.

• Inquiries

We will be accepting calls from June 16 (Mon.) – July 7 (Mon.) at the following phone number.
JKK Tokyo Income Report Helpline ☎03-6812-1512 9:00 a.m. – 6:00 p.m. (excluding weekends)

Note: For about a week after the helpline opens, we tend to receive a very high volume of calls. If your call does not go through, please wait a while and try again.

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The deadline (date for direct debits) to pay for June’s housing fees, etc., is Monday, June 30.

If you are using direct debit, please check the amount in your payee account before the date of the direct debit.

Overview of Procedures Regarding Municipally-Owned Housing, etc.

If you are a resident of municipally-owned housing, etc., and there is a change to your family structure (cohabitation, moving out, death, birth, etc.), you must file the change with the municipality, and also **complete the following procedures at a JKK Tokyo Consultation Center**.

Note: Those in partnership relationships are also included under the category of “spouse.”

The approval conditions required by ordinances and necessary documents differ for each procedure. Please contact us for more details.



About online applications



For procedures with the **Online OK** mark, you can apply/file a notification online.
JKK Tokyo website > Residents of Municipally-Owned Housing, etc. > List of Online Applications



Inquiries regarding procedures for municipally-owned housing, etc.

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

Cohabitation

If residents wish to have their relatives live with them, they must submit a “住宅同居申請書 (Cohabitation Application)” to the JKK Tokyo Consultation Center and receive approval from the Tokyo Metropolitan Government. There are two types of cohabitation approval, as follows.

Official Cohabitation Approval

This type of approval is for indefinite cohabitation. It is restricted to situations where there are unavoidable circumstances, and approval of cohabitation is appropriate according to social convention (marriage, etc.), and the lessees meet standards for income, etc., according to ordinances. Cohabitation will be approved for the lessee’s spouse and relatives within one degree of kinship with the lessee (parents and children).

Please be advised, however, that official cohabitants are not guaranteed tenancy turnover approval (succession of lessee status) if the lessee were to die, move out, etc.

Limited-Time Cohabitation Approval

This type of approval is for limited cohabitation (one year, as a general rule). It is restricted to situations where there are special circumstances, such as providing nursing care, and the lessees meet standards for income, etc., according to ordinances. Cohabitation will be approved for relatives within three degrees of kinship with the lessee (parents, children, grandparents, grandchildren, brothers, sisters, aunts, uncles, nieces, nephews, etc.).

Note: For those in 都民住宅 (Subsidized Housing) (地域特別賃貸住宅 (Designated Public Rental Housing) / 特定公共賃貸住宅 (Special Local Rental Housing)), spouses and relatives within three degrees of kinship with the lessee will be officially approved.

Tenancy Turnover Approval (Succession of Lessee Status)

If there are unavoidable circumstances such as the **death of the lessee or the lessee moving out due to divorce or the like**, and the cohabitant wishes to continue living in municipally-owned housing, etc., he/she must submit a “住宅世帯員変更届 (Household Member Change Notice)” and a “住宅使用承継申請書 (Tenancy Turnover Approval Application)”, and receive permission from the Tokyo Metropolitan Government.

As a general rule, **only spouses of the lessee who received official cohabitation approval and has been continuously residing in the property can take over the lease**, and only if they meet the standards specified in ordinances, such as income and the reason for application.

For the elderly, disabled, and others who require special consideration for residential stability, relatives within three degrees of kinship with the lessee may be approved. (Specific requirements are posted on the website.)

Note: For those in 都民住宅 (Subsidized Housing) (地域特別賃貸住宅 [Designated Public Rental Housing] / 特定公共賃貸住宅 [Special Local Rental Housing]), spouses and relatives within three degrees of kinship with the lessee will be approved.

Special Note

Even if the intended successor is **the lessee’s spouse**, he/she is **not entitled to tenancy turnover** in the following cases:

- **The total income of the household that is seeking approval exceeds the limit for resident income** at the time of turnover.
- The spouse has been living with the lessee without receiving cohabitation approval.

Please notify us as soon as possible if a lessee passes away or something else happens to him or her

In the event that a household does not meet the standards for turnover due to the death of the lessee or other grounds for turnover, we will ask the household members to promptly return the residence. However, in that situation, we will take factors such as the time it takes to find a new residence into account and establish a grace period for moving out. **The grace period for moving out is six months from the day that the reason for turnover, such as the death of the lessee, occurs (not six months from the day that we are notified about the death, etc., of the lessee).**

From the month after the end of the grace period for moving out to the vacation of the residence, we will charge you a housing fee equivalent to the rent for similar apartments in the neighborhood (private rental housing in the neighborhood).

If the death, etc., of the lessee is filed more than six months after the fact, the grace period will be deemed over, **and you will be charged the difference between the housing fees you have already paid and the rent for similar apartments in the neighborhood, for the months since the end of the grace period.**

Even if you meet the criteria for tenancy turnover, if you file the application late (i.e., six months or more have passed since the date the reason for turnover occurred), you must pay the rent for similar apartments in the neighborhood, in the same manner as above.

Household Member Change (Moving Out, Death, Birth, etc.)

Online OK (Partially)

If a lessee or household member already approved for tenancy in municipally-owned housing, etc., moves out or passes away, if there is a name change, or if a child is born, you must complete the procedures for a “世帯員変更届 (Household Member Change Notice)”.

It is also necessary to notify the Consultation Center when a resident who received Limited-Time Cohabitation Approval has moved out after the expiration of their approval.

Be aware that crossing out household members or making additions to your annually submitted 収入報告書 (Income Report) does not count as filing a notice.

If a child is born to a resident who is a limited-time cohabitant, you must complete an application for cohabitation.



Extended Absences

Online OK

As a general rule, if the lessee and all cohabitants (household members) are absent for over one month due to a work relocation, a business trip, medical treatment or some other reason, they will be asked to leave municipally-owned housing, etc.

However, an extended absence of up to a year will be recognized in cases in which residents have completed the procedures for a 長期不在届 (Extended Absence Notice) that fulfills the notice criteria. Even in these cases, we will ask households to return their residence if the duration of their absence exceeds one year.

Note: If the lessee or cohabitants (household members) are temporarily moving out, they must file a 一時転出届 (Temporary Relocation Notice).

Room Interior Remodeling (Replacement of Bathtubs or Bath Heaters, Installation of Handrails, etc.)

Online OK (Partially)

In general, laws and ordinances prohibit an individual from installing objects or remodeling the interior in municipally-owned housing, which is public property. Permission **to remodel at your own expense may be granted, however, when there are unavoidable circumstances—such as a physical disability—and it is determined that the remodeling will not interfere with housing management.**

There are two different procedures to follow. Please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8) in advance to inquire about the types of work each procedure covers.

Main types of work that require submitting applications for remodeling

- Replacement of tatami mats with wooden flooring, and elimination of steps
- Replacement of bathtubs and bath heaters
- Refurbishment/replacement of kitchen counters and sinks
- Refurbishment of toilets
- Installation of lifts for the physically disabled Other

Main types of work that require submitting notices of remodeling

- Installation of handrails • Elimination of steps and installation of ramps
- Installation of a warm-water bidet toilet seat*
- Installation of a second front door lock*
- Replacement of a bathroom door with a folding door
- Installation of an emergency alarm system and other disaster-prevention equipment
- Installation of an intercom* Other

* The installation of a second front door lock, warm-water bidet toilet seat or intercom does not require you to meet any special circumstances such as a physical disability, but **you will need to pay for the work yourself.**

During the remodeling work, please be considerate of your neighbors and be aware of noise and vibration issues. Once the dates for the work are set, you, as the tenant (client) or the contractor, should prepare and distribute fliers announcing the remodeling dates and details to your neighbors.

Moving Out (Vacation of Residence)

Residents who are moving out of municipally-owned housing, etc., are required to submit a “住宅返還届 (Residence Return Notice)” to the Consultation Center at least 14 days before the day of the move.

If you submit the notice late, your moving-out date (the day you return the residence) will be deemed 14 days after we receive the notice, and you will be charged the housing fee (rent) until that particular date.

Before the day you move out (the day you return the residence), please return the three keys to the residence that you received when moving in (this also includes spare keys, if you had them made, as well as crescent lock keys and other attached keys) to the Consultation Center.

When you move out, you are asked in principle to return the residence to the state it was in when you moved in. If you have damaged facilities, or left the residence without cleaning it, you will be responsible for the cost of repairs and cleaning.

Be sure to take all your belongings, including furniture, appliances, etc. If you have rented any equipment, please return it to the rental company.

If you leave any items inside the residence or on the grounds, you will be charged for their disposal. Be aware that since anything JKK disposes of is considered industrial waste, the disposal costs will be higher than if you dispose of them yourself.

Also, dispose of any 粗大ゴミ (oversized garbage) from your move according to regulations set by your municipality. Please also contact the resident association to inform them that you are moving out.

Have You Submitted Your “都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report)”?

- Households with a 2025 certified monthly income* exceeding the surrender standard (313,000 yen) and that may be identified as high-income earners for 2026 will be sent a “高額所得者制度説明通知 (High-Income Earner Notice)” and a “都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report)” before they are actually identified as high-income earners. These households will also be asked to begin preparing to surrender their residence at that time. (Date for sending documents: late April of this year)
- The deadline to submit the “都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report)” was May 31 (Sat.), 2025. Any households who have not submitted the report yet are requested to do so as soon as possible.
- Residents who, after their identification as a high-income earner, do not have a concrete plan for the surrender of their residence and/or refuse to surrender their residence, will be sent a surrender demand through a procedure in accordance with the Tokyo Metropolitan Housing Regulations, etc.

* This time, the “都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report)” will be sent to households with a 2025 certified monthly income exceeding the surrender standard.

About online applications



You can file the 都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report) online.
JKK Tokyo website > Residents of Municipally-Owned Housing, etc. > List of Online Applications



Inquiries regarding the 都営住宅明渡努力状況報告書 (Municipally-Owned Housing Surrender Efforts Report)

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

Learn about the SDGs with Professor Panda: The Seventeen Goals



Q: What can we do to protect the beauty of our oceans?

➡ Answer on page 8



14. Life Below Water

Humans receive many blessings from the sea, such as fish and shellfish. However, rain and wind carry garbage that is not properly disposed into rivers and then into the sea, polluting the sea.

To conserve our beautiful oceans, we must protect marine resources and sustain their abundance.

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.

Message From the Tokyo Metropolitan Hospital Organization

What is Oral Frailty?

“Oral frailty” is a term that means weakness of the mouth.

In other words, it is a condition in which oral functions have declined.

Examples of oral functions include chewing, swallowing and speaking (including pronunciation). The decline in these functions can be noticed through the following signs:



Can no longer chew hard food



Mouth dries easily/-frequency of bad breath increases



Chokes/spills often when eating



Low number of natural teeth



Speech becomes slurred



If two or more of the five signs above apply to you, you are starting to experience oral frailty. However, since oral functions deteriorate gradually and these signs do not appear suddenly, you may have difficulty noticing them yourself.

To recognize oral frailty at an early stage, it is important to have a family dentist that regularly provides you can with oral care.

For measures against oral frailty:



The organization LINE also sends out various other relevant columns.



Renovation of Facilities for Elderly and/ or Physically Disabled Person

We renovate municipally-owned housing facilities in the residences of elderly and/or physically disabled person. You can apply at one of our Consultation Centers or online if you fulfill all three of the conditions below. Please be aware that depending on the volume of applications, it may take some time before the renovations take place.

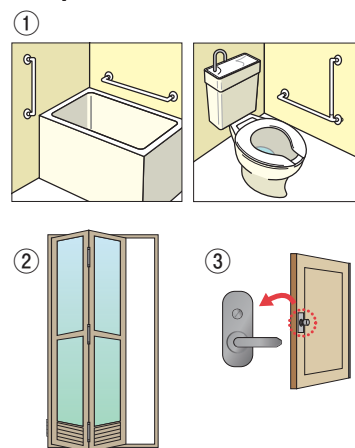
Renovations of Residential Facilities

- (1) Install handrails in the shower room, bathroom, entryway, etc.
- (2) Replace your bathroom door with a sliding door or folding door
- (3) Replace doorknobs for the front door, etc. with lever handles and/or door guards
- (4) Install power outlet in the bathroom (excludes residences with combined shower room/bathroom)
- (5) Install additional lighting fixtures near the entryway (inside the residence)
- (6) Install an intercom (with emergency contact feature) at the entryway
- (7) Install fire alarm with strobe lights in the kitchen (applies only to residents with a hearing impairment)
- (8) Install gas detector, etc. in the kitchen

Notes:

1. The renovations that will be carried out will vary depending on the household in question
2. The specific kinds of facilities to be replaced, installed, etc. will vary depending on the residence
3. Renovations in (6) and (8) will include strobe lights if there is a resident with a hearing impairment
4. Households applying for (7) and/or (8) will need to apply for (6) at the same time, or already have an intercom installed that is equivalent to the one provided in (6)

Examples of Renovations



Application Conditions

- (1) There is an individual in your household that fulfills one of the following three conditions.
 - a. Physically disabled person who holds a 身体障害者手帳 (Physical Disability Certificate) of Level 4 or higher (visually impaired, hearing impaired, or physically handicapped)
 - b. Physically disabled person at or above the level listed in the Public Officers Pension Act (Attached Chart, Article 1, Chart Item 3, Impairment Level 1), who has been provided with a 戦傷病者手帳 (Sick and Wounded Veteran Certificate)
 - c. Elderly person 65 years of age or older
- (2) The certified monthly income for your household does not surpass the resident income limit for general municipally-owned housing. (High-income earners and over-earners cannot apply)
- (3) Your household does not currently have any late housing fee payments.

Required Documents

- (1) 住宅設備改善申込書 (Housing Facility Renovation Application Form)
- (2) Copy of 身体障害者手帳 (Physical Disability Certificate), etc. that clearly shows the individual's name, address, level of disability, etc. (only for those with a physical disability)

Application Method

Please submit the documents at your nearest consultation center or our Shirahige Branch. You can also apply online.

Residences That Cannot Be Renovated

- (1) Residences that do not allow for construction due to the nature of their design
- (2) Residences that are slated for reconstruction or closure
- (3) Residences that already have the facilities to be added/replaced during the renovation (excluding the installation of handrails)
- (4) Special Local Rental Housing (地域特別賃貸住宅) or Designated Public Rental Housing (特定公共賃貸住宅)

About online applications



You can submit the 住宅設備改善申込 (Facility Renovation Application) online.
JKK Tokyo website > Residents of Municipally-Owned Housing, etc. > List of Online Applications

Inquiries regarding housing facility renovations

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



Notifications regarding Post-Earthquake Quick Inspections



Post-earthquake quick inspections are conducted after major earthquakes

In the event of a major earthquake in Tokyo, the Tokyo Metropolitan Government will immediately begin conducting post-earthquake quick inspections of municipally-owned housing, etc. Depending on the earthquake's magnitude, it may take some time to complete these inspections.

Note: In the event of an earthquake, you should first protect yourself and your family, and then act according to the situation without waiting for the inspection results.

Earthquakes consist of the “mainshock” and aftershocks. In the case of large earthquake, there is a high probability that aftershocks of a similar magnitude will occur. The purpose of a post-earthquake quick inspection is to prepare for secondary disasters by quickly assessing the risk of collapse due to aftershocks or the like of buildings the mainshock damages, and to provide information on the danger of using such buildings until permanent repair measures are completed.



Red Notice

都営住宅応急危険度判定結果

危険

UNSAFE

◆この建築物に立ち入ることは危険です

建築物名称 都営 アパート 号棟

建築物の倒壊： 危険・注意・調査済
上部の落下物： 危険・注意・調査済
塀などの転倒： 危険・注意・調査済

コメント：

登録番号

判定日時 月 日 午前・午後 時現在

東京都 応急危険度判定実施本部 電話：03-5320-5035

Yellow Notice

都営住宅応急危険度判定結果

要注意

LIMITED ENTRY

◆この建築物に立ち入る場合は十分注意して下さい

建築物名称 都営 アパート 号棟

建築物の倒壊： 注意・調査済
上部の落下物： 注意・調査済
塀などの転倒： 注意・調査済

コメント：

登録番号

判定日時 月 日 午前・午後 時現在

東京都 応急危険度判定実施本部 電話：03-5320-5035

Green Notice

都営住宅応急危険度判定結果

調査済

INSPECTED

◆この建築物の被災程度は小さいと考えられます

建築物名称 都営 アパート 号棟

建築物の倒壊： 調査済
上部の落下物： 調査済
塀などの転倒： 調査済

コメント：

登録番号

判定日時 月 日 午前・午後 時現在

東京都 応急危険度判定実施本部 電話：03-5320-5035

Do not enter
Please evacuate to an emergency shelter.

Risk of secondary disaster
Do not enter unless necessary
(depending on the extent of the damage)

Does not fall under the categories of “Unsafe” or “Limited Entry”

If your building was inspected, please take the appropriate action(s) in accordance with the inspection results.

■For inquiries regarding post-earthquake quick inspections of municipally-owned housing, etc.
Housing Maintenance Section, Municipally-Owned Housing Management Department, Office for Housing Policy, Tokyo Metropolitan Government ☎03-5320-5035

Message from the Tokyo Bureau of Social Welfare

Counseling Services for Hikikomori (Shut-ins) and Their Family Members

The Tokyo Hikikomori Support Net accepts consultations via phone, email, and home visitations, as well as in person at its support desks.

It also hosts online consultation sessions conducted by peer supporters (people with experience as hikikomori or their family members).

東京都ひきこもりサポートネット

Search



Tokyo
Hikikomori Support Net

Phone consultations about Hikikomori

☎0120-529-528

Hours: Mon. – Sat. 10 a.m. – 5 p.m.
(excluding holidays and the year-end / New Year's holiday)

Email consultations about Hikikomori

Hours: 24 hours a day via the website
In principle, replies will be sent within three business days.

JKK Tokyo Customer Support Center

The phone lines are often very busy on Mondays and the day after a holiday.
If you are not in a rush, please call on a different day.

Hours 9 a.m. to 6 p.m. (excluding Saturdays, Sundays, national holidays and during the year-end/New Year's holidays)

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

Click here for the list of online applications for municipally-owned housing, etc.



0570-03-0071
☎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.



0570-03-0072
☎03-6279-2653



• Navi-Dial is not covered by the free calls or fixed-rate calling plans that mobile phone carriers offer.

In addition, call charges vary depending on your connection and device.

For the actual process, please listen to the rate guidance at the beginning of the phone call or visit the Navi-Dial website.

Note: There are no charges for the rate guidance that plays at the beginning of the phone call.

• Please have your “名義人番号” (lessee number) ready to ensure that we can handle your request faster.

Please click here for the FAQ regarding procedures, etc.



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



Made of recycled paper that is 70% wastepaper pulp.

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

Daily Life Plaza No. 398



Do not litter.
Participate in ocean and beach cleaning events, etc.