



Daily Life Plaza



Entrance to
Utoji-land



JKK東京

2025 (Reiwa 7) August



Issued By: Public Housing Management Division, Tokyo Metropolitan Housing Supply Corporation |
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Did You Submit Your “収入報告書 (Income Report)”?

The deadline was **Monday, July 7.**

The “収入報告書 (Income Report),” sent to households (sent on Friday, June 13) that resided in municipally-owned housing or 福祉住宅 (Welfare Housing) on or before May 16, 2025, is an important document that will decide your housing fees next fiscal year (from April 2026 to March 2027). **If you have not submitted it, please attach the necessary documents, place it in the return envelope and submit it immediately.**

Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood (private rental housing in the neighborhood), so be sure to submit your form.

If you are receiving general housing fee reductions or special housing fee reductions for your housing fees, you do not need to submit the “収入報告書 (Income Report)” (the documents have not been sent to you). However, the process of filing a “使用料減免申請 (Housing Fee Reduction Application)” will take the place of submitting a “収入報告書 (Income Report),” so be sure to complete procedures during the renewal period. Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood (private rental housing in the neighborhood), starting the next fiscal year.

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Annual/ Daily Life Plaza's Kid's Page

Summer Vacation Homework Support Project

Let's Learn About Climate Change

~ What to know to prevent climate change ~

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The deadline (date of direct debits) to pay for August's housing fees, etc., is Monday, September 1.
If you are using direct debit, please check the amount in your payee account before the date of the direct debit.

About the High-Income Earner System

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

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

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

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

Q. Who is a high-income earner?

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

【High-Income Earner Certified Monthly Income Calculation Method】

Total Household Income	—	(380,000 yen × No. of Residents Excluding Lessee)	—	Special Exemptions (*1 *2)	—	Income Earner Exemption (*3)
12 months						

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

***1** The calculation includes measures related to switching from employment income deductions or public pension deductions to basic deductions (maximum 100,000 yen).

***2 What are the Special Exemptions?**

Households whose lessees and/or cohabitants fulfill the following conditions and are able to provide evidence in their “住民税課税（非課税）証明書 (Residence Tax Declaration (or Tax Exemption) Certificate)” are eligible for special exemptions with regards to the formula above.

The amounts are as follows: 250,000 yen for 特定扶養 (designated dependents)*1, 100,000 yen for 老人扶養 (elderly dependents), 270,000 yen for 障害者 (individual with impairment), 400,000 yen for 特別障害者 (individual with severe impairment), 270,000 yen for a 寡婦 (widow)*2, and 350,000 yen for ひとり親 (single-parent households)*2.

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

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

***3 What is the Income Earner Exception?**

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

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

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

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

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

If the Review Board decides that issuing a surrender demand is acceptable, we will request that you surrender your residence with a deadline of six months after that date. If you do not surrender your residence by the deadline, we will rescind your authorization to live in municipally-owned housing and take legal action to demand that you surrender it.

About Recognition of High-Income Earners in Fiscal Year 2026

We will calculate your certified monthly income in 2026 based on your previously submitted “収入報告書 (Income Report),” and households whose certified monthly income exceeded the surrender standard (313,000 yen) in fiscal year 2025 (income in 2023) and fiscal year 2026 (income in 2024) will be certified as high-income earners in fiscal year 2026 (certified on April 1, 2026).

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

We will notify households which qualify as high-income about their certified monthly income by sending a “高額所得者認定通知書兼使用料決定通知書 (High-Income Earner and Housing Fee Notice)” in late February 2026, so please check it.

[Calculation examples for households exceeding the surrender standard for fiscal year 2026]

Household members	Fiscal year 2026 certified income → 2024 income	Special Exemptions	Income Earner Exemption
Lessee	3,100,000 yen (salary income)	100,000 yen (*)	
Spouse	2,000,000 yen (salary income)	100,000 yen (*)	
Child ①	1,100,000 yen (salary income)	100,000 yen (*)	1,000,000 yen
Child ②	2,000,000 yen (business income)	400,000 yen (individuals with severe disabilities)	1,248,000 yen
Total	8,200,000 yen	700,000 yen	2,248,000 yen

* The calculation includes measures related to switching from employment income deductions or public pension deductions to basic deductions (maximum 100,000 yen).

(The total income of the entire household – 380,000 yen multiplied by (No. of Residents Excluding Lessee) – Special Exemptions – Income Earner Exemption)/12 months

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

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

Households that have a certified monthly income exceeding 313,000 yen in fiscal year 2025 (2023 income) and fiscal year 2026 (2024 income) will be certified as high-income earners on April 1, 2026.

Tenant Recruitment for High-Income Earners and Over-Earners ~Vacant Houses of Tokyo Metropolitan Housing Supply Corporation and UR~

Tenant recruitment for available housing from the Tokyo Metropolitan Housing Supply Corporation and UR (the Urban Renaissance Agency) will be conducted for over-earners and high-income earners, in order to support them in moving from municipally-owned housing. If you would like a pamphlet, please make a request via one of the methods shown below.

• Deadline for requesting pamphlets: August 31, 2025 (Sun.) • Pamphlets to be sent in early September

(1) Online requests



←Enter the necessary information on the request form.

JKK Tokyo website > List of Online Applications
> Procedures for high-income earners and over-earners
> 3. Request a JKK and UR vacant house pamphlet

(2) Request via a postcard (85yen)



Write all the details from (1) to (4) and send the postcard to the address for pamphlet requests below.

(1) Clearly indicate that you are requesting a pamphlet for available Tokyo Metropolitan Housing and UR residences (2) Your address (3) Your name (4) Your “名義人番号 (Lessee Number; eight digits)”

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

Inquiries and Pamphlet Requests

150-8322 (there is no need to write the address on the postcard) Income Investigation Desk, Municipally-Owned Housing Collection Section, JKK Tokyo ☎03-3409-2261(main line)

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. 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 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.
- (5) You must not be an over-earner or high-income earner.

*1: Estimated housing fee 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 26, 2025

- Notes: 1. You can request an application form online until Wednesday, December 17, 2025.
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 12
- Online JKK Tokyo website > Residents of Municipally-Owned Housing, etc.

> Main Procedures for Municipally-Owned Housing, etc.
> List of Online Applications

New and reissued application forms, etc. "6. Request bathtub/bath heater replacement application form"



■ Contact information for construction details

JKK Tokyo Customer Support Center, phone number ❷ on page 12

Prevent Children from Falling!

When summer vacation arrives, more children tend to play outdoors. During this season, the risk of accidents involving children falling in apartments and other housing complexes also increases. Sometimes these accidents are fatal.

If you see children in a hallway, stairwell or other common area acting recklessly, such as climbing on a handrail, reprimand them to prevent falls. The little things you can do—such as talking to children and watching out for them—can go a long way toward protecting them from accidents.

Let's Learn About Climate Change

~ What to know to prevent climate change ~

What is climate change

Have you heard the phrase “**global warming**”?

Global warming occurs when the amount of **greenhouse gases** such as carbon dioxide (CO₂) produced by human activities increases, causing the Earth to become warmer and warmer.

As we developed industrially, humans began burning large amounts of fossil fuels such as petroleum and coal.

This has released a large amount of **greenhouse gases** into the atmosphere, making the planet accumulate greater heat.

What will happen if the Earth becomes warmer?

What can we do to prevent **global warming**?

Let's all do what we can to stop **climate change** and protect our planet!



Changes to Earth Due to Climate Change

Changes to weather patterns

As global warming progresses, Earth's climate is becoming more unstable. Not only does this mean that there are more days of extreme heat, it also causes more frequent abnormal weather such as heavy rain. It may also lead to long droughts, which will affect food production significantly.

More frequent natural disasters

In recent years, Japan has experienced unprecedented heavy rains, landslides and typhoons that have caused major damage. Outside of Japan, people's lives are being threatened by huge hurricanes, forest fires, food shortages and other disasters.

Do you now understand climate change and its huge impact on our lives?

We must all acquire scientific knowledge to take small steps and improve this situation.





To Prevent Climate Change: What We Must Learn

● Try saving energy at home!

Conserving electricity at home keeps your electricity bills down and also reduces CO₂ emissions.

- Try not to set the air conditioner temperature too low in summer. (But health and safety first; lower as necessary.)
- Use an electric fan to improve air circulation in the room.
- Turn off the lights in rooms not in use.
- Do not leave the TV on if you are not watching.



● Use eco-friendly transportation!

Gas-powered vehicles emit carbon dioxide. The amount automobiles emit accounts for a particularly large percentage of the total.

- Use your bicycle or walk instead of driving short distances.
- Use trains and buses whenever possible.
- Some vehicles such as electric cars do not emit carbon dioxide.



Not only is it eco-friendly, it's healthy too!



● Reduce plastics and leftovers!

Carbon dioxide is emitted when plastic is produced. Avoid using plastic products; this will eventually cut carbon dioxide. Processing leftovers and food waste from households also emits carbon dioxide, so please avoid buying too much and wasting food.

- Use reusable shopping bags when shopping.
- Avoid using plastic bags at stores.
- Carry a reusable water bottle with you every day.
- When eating or shopping, think hard about the amount you eat and buy accordingly.



Summer Vacation Homework Support Section

Think of an Interesting Topic

Choose a topic that interests you!

For example... **Changes in summer temperatures**

How to proceed

For fourth- to sixth-graders

- Step 1** Use the internet to research the average temperature of Tokyo thirty years ago.
- Step 2** Look up the average temperature of Tokyo for last summer.
- Step 3** Compare the temperatures of summer thirty years ago and last year.
- Step 4** Summarize the changes you found and your ideas of what you can do about climate change.

For first- to third-graders

Ask your parents, grandparents and others about what summer was like when they were younger.

Maybe they'll talk about how...

- Elementary schools didn't have air conditioners
- Trains had ceiling fans instead of air conditioners
- Air conditioners weren't needed during the summer
- If you opened a window, a cool breeze flowed in, accompanied by the tinkle of a windchime.

Compare how life is now to the life in the stories you heard, then discuss your thoughts with your family and friends.



Beware of Heatstroke!



Source: Tokyo Heatstroke Portal



Take measures to prevent heatstroke!

Pay attention to heatstroke alerts!



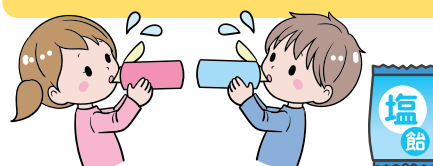
Pay attention to alerts and advise others!



Do not hesitate to use air conditioners.



Replenish fluids and salt frequently.

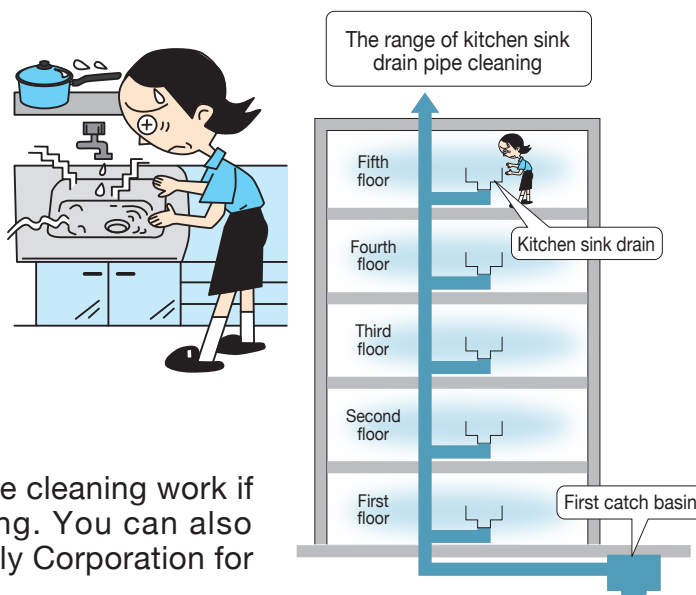


Kitchen Sink Drain Cleaning

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

A lot of oil and grease collects in the drains, and grime adheres to the inside of the pipes. If left alone, it may cause foul odors or result in clogged pipes.

Drain pipes in mid- to-high-rise residences are shared facilities which pass through the upper and lower residences, meet beneath the first floor, and drain to the outside. For this reason, it is necessary to clean the entire building's pipes at once.



Key Points to Note for the Cleaning Work

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

● Before signing a contract

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

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



● Before start of work

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

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

● During the work

Make sure to be present when the cleaners are working in your residence, and check the work with your own eyes. After the cleaning is done, please confirm that the water flows properly.

● After the cleaning

After the work is completed, check to make sure that there are no leaks from the pipes under the sink or anywhere else, and that there are no foul odors. When the drain pipes are cleaned, dirty water will be discharged at first. When the work is over, it will become clear. Check photos to make sure that the water is in this condition after the cleaning is over.

Contact JKK Tokyo if you have any questions.

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

■ Inquiries About Kitchen Sink Drain Cleaning

JKK Tokyo Customer Support Center, phone number ② on page 12

Join in Self-Defense Fire Drills

It is vital to conduct self-defense fire drills regularly to minimize the damage from fires, earthquakes and other disasters, and to protect yourself. Drills must be conducted at least once a year in accordance with the Fire Service Act. Please refer to the “Guide to Conducting Self-Defense Fire Drills” posted on the JKK Tokyo website.



Joining fire drills

- If you want to hold a fire drill or if the local resident association intends to participate in a local disaster prevention drill, please contact the JKK Tokyo Fire Prevention Management Supervisor in advance.
- When holding a fire drill, take care to avoid accidents and injuries.
- Watching the videos posted on the Tokyo Fire Department website’s Digital Classroom (電子学習室) page, such as “How to use a fire extinguisher” (消火器の使い方)—and then checking firefighting equipment and evacuation routes around you—is also considered a type of training.
- In addition to self-defense fire drills, discuss how to prepare emergency stockpiles.

Guide to Conducting
Self-Defense Fire Drills
(JKK Tokyo website)



東京消防庁 電子学習室

Search



<https://www.tfd.metro.tokyo.lg.jp>



Inquiries About Self-Defense Fire Drills and Contact Information

Fire Prevention Management Supervisor, Municipal Management Section, JKK Tokyo
JKK Tokyo Customer Support Center, phone number ❶ on page 12.

Handling of Residential Fire Extinguishers

For everyone living in buildings equipped with residential fire extinguishers

- There are residential fire extinguishers installed within residences in some housing complexes.
- If a fire breaks out, use the installed fire extinguisher to conduct initial fire-fighting activities. The guideline for using fire extinguishers for fire-fighting is until the flames reach the ceiling. If you feel you are in danger, immediately evacuate to a safe location. However, make sure to call 119 and follow the instructions from the fire station.
- Do not move the residential fire extinguisher from its designated position. Use, manage and inspect the extinguisher according to the included instruction manual.
- If there is anything out of the ordinary, please contact the JKK Tokyo Customer Support Center (phone number ❷ on page 12).

Exchange of fire extinguishers

Household fire alarms are replaced about every five years. There are apartments, however, where we have not been able to replace these due to reasons such as the residents not being home. (The expiration date is marked on fire extinguishers.)

Since expired fire extinguishers may prevent proper initial firefighting activities, please contact JKK Tokyo Customer Support Center (phone number ❷ on page 12) if your fire extinguisher has not been replaced.



Restoring Residential Units to Their Original State When Vacating

When moving out of municipally-owned housing, etc., be sure to remove all your furniture and other household goods. If you have rented any items, please return them to the rental company you got them from.

You will be charged for the disposal of any items you leave behind in the unit or on the premises. Please note that if JKK Tokyo disposes of items, they will be treated as industrial waste, which will result in higher disposal costs than if you dispose of them yourself as household waste.

When disposing of large-sized waste, please follow the rules of the municipality you live in.

■ Inquiries regarding restoration of residential units to original state when vacating

JKK Tokyo Customer Support Center, phone number ❶ on page 12.

To Change the *Furigana* for Your Name (Related to Bank Transfers)

Pursuant to amendments to the Family Register Act (Act No. 224 of 1947) and Residential Basic Book Act (Act No. 81 of 1967), the mayor of the municipality administering your registered domicile will send you a notification regarding the *furigana* of your name to be recorded in the family register and residence record.

If you change the account holder name (*furigana*) of the account from which housing fees, parking lot fees or the like are deducted because you changed the *furigana* of the name recorded on your family register, you will need to submit a new account transfer (automatic payment) request form.

Make sure to submit the account transfer (automatic payment) request form to your financial institution.

■ Inquiries regarding changes in account holder name (*furigana*) for automatic payment account

JKK Tokyo Customer Support Center, phone number ❶ on page 12.

About Confirming Safety in Times of Emergency

The Tokyo Metropolitan Government and JKK Tokyo actively implement initiatives such as strengthening cooperation with municipalities and residents associations. They also prepare response manuals to promptly and accurately answer requests to confirm the safety of residents.

Please contact the JKK Tokyo Customer Support Center if you have not seen or heard from a resident in your building recently, if a mailbox is overflowing with newspapers or mail, if there is a residence with the lights left on, or if there is any other reason you think that confirming a resident's safety is necessary.

After confirming the situation, we will take action, such as entering the room under the supervision of the police, if deemed necessary.

■ Inquiries related to an urgent need to confirm a resident's safety

JKK Tokyo Customer Support Center, phone number ❷ on page 12

Cleaning of Water Tanks, Etc.

A company commissioned by JKK Tokyo will clean the water tanks, rooftop tanks and water towers of your building between August 2025 and March 2026. The actual date will be announced via bulletin boards and flyers. After cleaning is finished, workers may visit your home to conduct water quality tests and ask you to provide water samples from your home. We ask for and appreciate your cooperation.



Things to Note for Water Tank Cleaning

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

- **Store water before water service is suspended**

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

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

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

(1) For faucets whose tips rotate upward, be sure to face them downwards and turn them off

(2) Do not plug the drains of sinks and washbasins

(3) Tell your family members and children who are staying at home not to leave the faucets on



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

After your water service is restored, please run a faucet for a while to ensure that the water is clean (not milky or red) before using toilets and baths/showers.

Inquiries About Water Tank Cleaning

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

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 click here for the FAQ regarding procedures, etc.



- **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



Made of recycled paper that is 70% wastepaper pulp.

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