

Daily Life Plaza



Entrance to Utoji-land

2026 (Reiwa 8) February

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

We Will Send Municipally-Owned Housing FY 2026 Housing Fee Decision Notices by the End of February

The housing fee notice we are sending will inform you about your new housing fees (rent) starting in April 2026.

These housing fees are decided based on your certified monthly income, based on submitted 収入報告書 (Income Reports) and other documents.

For more information, please refer to the guide enclosed with the notice.

If (1) or (2) below applies to you, please be sure to complete the procedure.

(1) For Households Whose Fee Reduction Will Expire in February or March 2026, and Have Not Completed the Renewal Procedure

If your fee reduction will expire in February, please be sure to complete the procedure by February 27 (Fri.), or by March 31 (Tue.) if it ends in March. For those whose reduction will expire in February, in particular, please complete the procedure as soon as possible.

Notes:

- On January 19, 減免申請書 (Fee Reduction Application Forms) were sent to residents whose fee reduction will expire in February. We intend to send the forms to residents whose fee reductions will expire in March around February 19.
- In addition, even if the screening results show that your income exceeded the baseline for a housing fee reduction, we will use the 使用料減免申請 (Housing Fee Reduction Application) documents for your 収入報告 (Income Report) documents, so be sure to complete the procedures before the deadline.

(2) For Households Who Have Not Submitted 収入報告書 (Income Reports) or Have Insufficient Documents

Be sure to submit the necessary documents for reporting your income by March 31 (Tue.).

For households who come under both (1) and (2) above, be aware that failure to complete the procedures for fee reduction applications and income reports by the deadline will result in **you being charged housing fees equivalent to the rent for similar apartments in the neighborhood (private rental housing in the neighborhood) shown in the 使用料決定通知書 (Housing Fee Notice) starting in April**, regardless of your income situation. If you completed the procedures for fee reduction applications and income reports after the due date, starting the month after the month you completed the procedures, housing fees will be applied according to your housing fees and income after your fee reduction.

Notes:

- As for housing fees according to your housing fees and income after your fee reduction, you will be notified in a few days by documents such as the 使用料減額免除通知書 (Notice of Housing Fees Reduction) and 使用料決定通知書 (Housing Fee Notice).
- For residents who have not completed the procedures that go along with an increase or decrease in household members, you will need to take care of the procedures for household members beforehand.

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The deadline (date of automatic withdrawal) to pay for February housing fees, etc., is Monday, March 2.

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

You Can Request Reconfirmation of Your Income

For those whose monthly income has fluctuated and dipped below their recognized (household) monthly income due to the following grounds, by requesting that your income be reconfirmed during March, your housing fees (rent) from April 2026 may be reevaluated.

Note that if you request a reconfirmation of your income after April and it is accepted, your housing fees will change beginning the following month.

Note: Those living 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]) are not eligible.

Grounds

- (1) If there was a change in the composition of your household
(You must carry out the procedures for tenancy turnover approval applications or cohabitation applications, or file a notification of a change in the members of your household.)
- (2) If the earner has retired (or closed their business)
- (3) If income has decreased due to a **change in employment, etc.**
- (4) If there was a special declaration, etc., that was not declared which was corrected at the municipality and approved
- (5) If the household was granted a new disability certificate or intellectual disability certificate, etc.

How to complete the procedure

Please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8) for information about necessary documents and how to complete the procedure at the Consultation Center.

File Your Tax Return by March 16 (Mon.)!

Every year in June, when filing your 収入報告書 (Income Report), you must attach the 住民税課税 (非課税) 証明書 (Residence Tax Declaration (or Exemption) Certificate) for all household members.

For those who must file a tax return, a 住民税課税 (非課税) 証明書 (Residence Tax Declaration (or Exemption) Certificate) will not be issued unless you report your income to the tax office in your area of residence.

If your 住民税課税 (非課税) 証明書 (Residence Tax Declaration (or Exemption) Certificate) is not submitted when you report your income, we cannot make a decision about housing fees (rent) that correspond to your income.

If you must file tax returns, carry out the procedure before March 16 (Mon.) and be ready for the next income report.

Note: For the latest information, please check the National Tax Agency website.

You can also file your tax return by mail or via the Internet (e-Tax).



Beware of Spray Can Accidents

Spray can products such as insecticides, hair sprays and deodorants contain flammable gas and there are reports of accidents caused by spray cans in municipally-owned housing, etc., such as explosions and fire.

Make sure to pay attention to the following when using a spray can.

- Keep away from fire.
- Do not ignite any combustion equipment such as bath boilers after using the spray can.
- Make sure to ventilate thoroughly during and after use.
- Keep the spray can away from high temperatures, such as near heaters and direct sunlight.
- Make sure to use up the content before disposal.



Nutritional Lessons with Professor Panda! Learn about the Five Types of Nutrients

Lesson 4: Vitamins

Vitamins are found in large quantities in vegetables, fruits, potatoes and the like, as well as in meat and fish. There are thirteen essential vitamins, each with different functions. In general, however, vitamins support the activities of carbohydrates and proteins that help maintain a healthy body. The human body cannot synthesize vitamins, so it has to obtain them through the consumption of food.



2

Q: Try to name as many of the thirteen vitamins as you can!

→ Answer on page 5.

About Connecting to the Internet

The formats of Internet connection that can be used differ for each residence.

For this reason, you need to inquire with an Internet service telecommunication provider before starting to use Internet services.

The JKK Tokyo website has a page that guides you through the procedure for connecting to the Internet. You can access the page by scanning the 2-D code below with your smartphone, tablet, etc.

■ Typical example of procedures (from the JKK website)

(1) You apply to the telecommunication provider you wish to use

You: Please choose a telecommunication provider and apply to them

Telecommunication provider: Contacts JKK Tokyo (to make the necessary applications, to apply for a rental key for the common areas, and other arrangements)

(2) The telecommunication provider carries out a survey in the building (to determine whether the service can be provided)

Note: If cables cannot be installed because of issues with piping, etc., the telecommunication provider should contact JKK Tokyo (we will arrange for a company to amend the situation using Tokyo government funds).

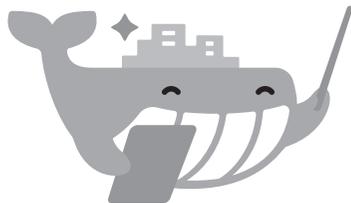
(3) The telecommunication provider applies to JKK Tokyo regarding work to establish an Internet connection

(4) JKK Tokyo approves of the work to establish an Internet connection (we will not refuse the application if it is possible to establish the connection)

(5) The telecommunication provider carries out work to establish an Internet connection for each home

(6) Internet connection established (each household has an individual contract with the telecommunication provider)

It takes about four or five months from the initial application to the establishment of the Internet connection.



To residents of municipally owned housing, etc.
> Installation and repair of housing facilities >
Air conditioning and Internet

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

エアコン設置、インターネット回線開通について

エアコンの設置は、皆さまのご負担となります。エアコンの設置にあたりJKK東京への申請は不要ですが、建物の構造などにより設置できる条件があります。エアコンを購入される場合のポイントや、よくあるご質問はこちらからご確認ください。



● エアコンの設置を検討される皆さまへ

インターネット回線の開通についての情報や、よくあるご質問を掲載しています。



● インターネット回線開通について

Points to note

- ✓ You will be responsible for the contract with the telecommunication provider and all installation costs, usage fees, and other fees.
- ✓ Some formats of Internet services use the power supply of common areas. If the power supply is interrupted due to an inspection, malfunction, accident, or the like, Internet services will not be available.
- ✓ Please note that the Tokyo Metropolitan Government and the JKK Tokyo will not be held responsible in any way regarding your Internet connection, including connection failures.
- ✓ Depending on the usage conditions and other conditions of each residence, opening a new line may take some time or may not be possible. Please check with the telecommunication provider you wish to use in advance.
- ✓ Check with the telecommunication provider you wish to use directly before applying at an electronics retail store or agent.
- ✓ For wireless Internet services that do not require construction work performed in common areas or in your unit, contact the service provider you wish to use directly.

To Residents Who Require Proof of Payment Status for FY 2025 Housing Fees

If you pay your housing fees (rent), etc. via direct debit, and require proof of their payment status for FY 2025 (納入状況通知書 [Notice of Payment Status]), please submit a request via one of the methods below. Please note that the “納入状況通知書 (Notice of Payment Status)” will be issued and sent in mid-April 2026 or later.

(1) Online request

We will issue the notice in the form of data. Make a request from the “List of Online Applications” page of the JKK Tokyo website.

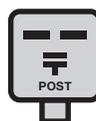


- JKK Tokyo website
- > Residents of Municipally-Owned Housing, etc.
 - > List of Online Applications
 - > Request/Reissue of Notification Forms, etc.
 - > 5. Housing Fees, etc.
- Request a proof of payment status (If you are paying via direct debit)
Only individuals paying for housing fees, etc. via direct debit are eligible.



(2) Postal mail request

We will send you a notice in a return envelope. You must pay for the envelope (stamp), etc., yourself.



Place the following items in an envelope and send it to the address listed below.

- A return envelope with an affixed 110-yen stamp and your return address written on it
- A note that lists the following information from (1) to (3)
 - (1) Lessee Number (8-digit number)
 - (2) Lessee Name
 - (3) Duration of Proof (From April 2025 to March 2026)

■ Inquiries and Postal Mail Requests

150-8322 (there is no need to write the address on the postcard)
Payment Management Desk, Municipally-Owned Housing Collection Section, JKK Tokyo
JKK Tokyo Customer Support Center, phone number ❶ on page 8

Camera-Equipped Intercom System Installation Appraisal

We will be conducting a camera-equipped intercom system installation appraisal for individuals with a physical disability or who are certified as in need of nursing care. If you meet all the eligibility requirements—(1) to (3) below—and wish to have your home checked, please apply to the JKK Tokyo Consultation Center. Please note that there may be some time between your application and the actual appraisal, depending on the number of applications.

Eligibility Requirements

- (1) A person meeting either or both of the following must live in the residential unit:
 - A. A person with a 身体障害者手帳 (physical disability certificate) levels 1 to 4 (hearing impairment, physical disability, speech impairment)
 - B. A person certified as in need of nursing care levels 3 to 5
- (2) No outstanding housing fees, etc.
- (3) Individuals who can answer a questionnaire after the installation

Required Documents

- (1) Camera-equipped intercom system installation appraisal application form
- (2) Copy of 身体障害者手帳 (physical disability certificate) showing the name and type of disability, and disability level) or a 介護保険被保険者証 (Long-Term Care Insurance Card) showing the insured member’s name and nursing care level

How to Apply

Submit the required documents to the closest consultation center or Shirahige Branch Office.

Housing Units Ineligible for the Appraisal

- (1) Housing units structurally unsuitable for installation of an intercom system
- (2) Housing units scheduled for reconstruction or closure
- (3) 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])

■ Inquiries regarding the camera-equipped intercom system installation appraisal

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

About the Way to Dispose of Oversized Garbage (粗大ゴミ)

When disposing of oversized garbage (粗大ゴミ), you must apply to the municipality where you live in advance.

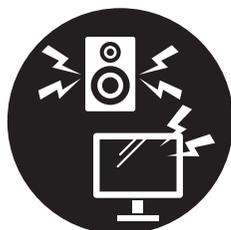
If you try to dispose of oversized garbage (粗大ゴミ) without applying, it will not be collected, and cause problems for other residents. We ask that you follow the rules of your municipality, and put out oversized garbage (粗大ゴミ) after applying.

For more information about collection days, collection methods, etc., please follow instructions from your jurisdiction's garbage collection office.



These Kinds of Sounds Travel to Other Residents

Loud noises from everyday life can travel through walls and windows.
Please take extra care at night and in the early morning.



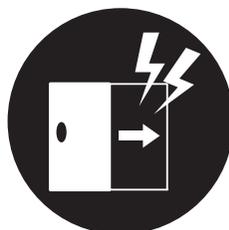
TV and music



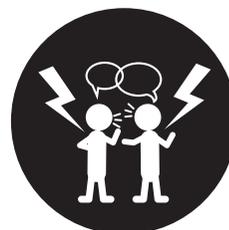
Electrical appliances



Footstep



Opening and closing doors



Talking

Some people may find other noises unpleasant, such as the sound of someone beating a futon on the balcony or long conversations in the hallway. Please be considerate of one another so that everyone can live comfortably in their residences.

Notification from the Tokyo Foundation for Employment Services

We support those who wish to work!

The Tokyo Foundation for Employment Services promotes a wide range of measures related to employment and work for Tokyo residents.

Silver Employment Center programs

Support for seniors who want to use their experience and abilities to serve the community and feel a sense of fulfillment in their daily lives (Tel: 03-5211-2312)

Tokyo Employment Center programs

Employment support services that include counseling and the like for Tokyo residents of all ages who are looking for a job (Tel: 03-5211-1571).

Disability Employment Support programs

Employment consultations are available for people with disabilities. To set up a consultation, please contact the Disability Employment Support Desk (Tel: 03-5211-5462).

For details and the latest information on these programs, please call the numbers above for the program you're interested in or visit the Tokyo Foundation for Employment Services website.

Inquiries



Tokyo Employment Center, 3-10-3 Iidabashi,
Chiyoda City, Tokyo Tel: 03-5211-2310
<https://www.shigotozaidan.or.jp/>



Vitamin A, Vitamin D, Vitamin E, Vitamin K, Vitamin C, Vitamin B1 (thiamine), Vitamin B2 (riboflavin), Vitamin B6 (pyridoxine), Vitamin B12 (cobalamin), Vitamin B3 (niacin), Vitamin B5 (pantothenic acid), Vitamin B9 (folate), Vitamin B7 (biotin)

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 ① 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 ① 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.

Please also contact the resident association to inform them that you are moving out.

If you live in シルバーピア住宅 (Silver Pia Housing), you must also contact the warden/resident support staff to inform them that you are moving out.

Handling of Items Left Behind

When vacating a municipally-owned housing unit or the like, be sure to remove all personal belongings, including household goods. If you have rented any items, be sure to return them to the rental company.

If you leave any items behind in the housing unit or on the premises, JKK Tokyo will charge you for disposal. Be aware that if JKK Tokyo handles the disposal application, the items will be considered industrial waste, resulting in significantly higher disposal costs than if you get rid of them yourself.

For information on how to dispose of oversized garbage, please see page 5.

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!