



# Daily Life Plaza



Entrance to Utoji-land

## 2026 (Reiwa 8) April



Issued By: Public Housing Management Division, Tokyo Metropolitan Housing Supply Corporation | Cosmos Aoyama, 5-53-67 Jingumae, Shibuya-ku, Tokyo 150-8322

## 2026 Payment Schedule for Housing Fees, etc.

The deadline to pay for housing fees, etc., is at the end of each month. However, if the last day of the month is a bank holiday, the deadline is extended to the first business day of the following month.

Housing Fees	Deadline (Date of Withdrawal)	Housing Fees	Deadline (Date of Withdrawal)
For April 2026	April 30 (Thu.)	For October 2026	November 2 (Mon.)
May	June 1 (Mon.)	November	November 30 (Mon.)
June	June 30 (Tue.)	December	January 4 (Mon.)
July	July 31 (Fri.)	For January 2027	February 1 (Mon.)
August	August 31 (Mon.)	February	March 1 (Mon.)
September	September 30 (Wed.)	March	March 31 (Wed.)

### 1. Residents Paying Through Automatic Withdrawal

If you wish to pay through automatic withdrawal, we will send you a “住宅使用料等納入通知書兼口座振替案内書 (Payment Notice for Housing Fees, etc. and Automatic Withdrawal Form)” by the end of April.

This notifies you of the expected payment amount and the financial institution where the payment should be sent to.

For residents whose fee reduction will expire in the middle of the financial year: The amount in the column for housing fees immediately following the expiration of your fee reduction period will **show the amount to be paid if you do NOT file the paperwork to extend the reduction.**

This form was already sent last December to those living in Special Local Rental Housing (地域特別賃貸住宅) and Designated Public Rental Housing (特定公共賃貸住宅).

**Make sure to deposit the required amount in the payment account by the day before withdrawal at the latest.** The withdrawal will not go through if there are insufficient funds. We also recommend that you update your bank passbook regularly to stay informed about your account situation. If we are unable to withdraw the payment from your account, we will send you a payment slip around the 20th of the next month. Make the payment at your nearest financial institution.

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**The deadline (date of automatic withdrawal) to pay for April housing fees, etc., is Thursday, April 30.**

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

## 2. Residents Paying Through Payment Notices

The “住宅使用料等納入通知書 (Payment Notice for Housing Fees, etc.)” for FY2026 will be sent out around the 20th of each month. **Please pay your housing fee by the deadline.**

- (1) If you have lost your payment notice, you can get a new one by applying through the “List of Online Procedures” page on the JKK Tokyo website, or by contacting the JKK Tokyo Customer Support Center (phone number ❶ on page 8).
- (2) We provide payment notice envelopes with braille writing for those who are visually impaired. Contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8) if you wish to use this service. We ask family members, caretakers, and the like to communicate the information in the payment notices to the visually impaired resident.

### It's easy, convenient, and secure. Take advantage of automatic withdrawals/payments!

#### Easy

Your monthly payment is automatically withdrawn from your designated account on the last day of the month\*.

\* Or the next business day if the last day is a financial institution holiday.

#### Secure

No need to line up at a financial institution. No need to worry about forgetting to pay.



### ▶▶▶ Just Three Steps to Complete the Procedure!

Step 1

#### Obtain an automatic withdrawal (payment) request form

Obtain the request form by applying online through the “List of Online Procedures” page on the JKK Tokyo website, or by contacting the JKK Tokyo Customer Support Center (phone number ❶ on page 8).

Step 2

#### Fill in the form and affix your personal seal or write your signature registered with your financial institution

Fill in the details of the account you wish to use, including the account holder number and other necessary matters, and either affix your personal seal or write your signature in the appropriate place to match what you registered with your financial institution.

Step 3

#### Submit the form to your financial institution

Submit the form directly to the service counter of the financial institution you want to use.

Generally speaking, automatic withdrawal/payment will begin the following month if you complete the registration process in the first half of the month, and the month after the next if you complete it in the second half.

If we are unable to withdraw the payment from your account, we will send you a payment slip the following month. Take the payment slip to a financial institution service window and make the payment there.



Access the “List of Online Applications” page on the JKK Tokyo website to apply for reissues of payment notices and online requests for automatic withdrawal (payment) request forms.

Scan the 2D code at right to access the JKK Tokyo website for:

- > Residents of Municipally-Owned Housing, etc.
- > List of Online Applications
- > Copies of new and reissued application forms, etc.
- > 1. Housing fee account transfer (automatic withdrawal) request forms
- > 4. Copies of housing fee payment slips

**Note:** If you are applying for the first time, you must register a new account on LoGo Form.



## Over-earners Must Work to Vacate Their Apartment

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. As such, the Act on Public Housing and the Tokyo Metropolitan Housing Regulations obligate residents whose income exceeds the limit for municipally-owned housing (over-earners) to work as best they can to vacate their apartments.

There are many people who wish to live in these apartments but are unable to do so due to a lack of space. For this reason, we ask over-earners to work toward vacating their apartments.

We are also planning to send a “収入超過についてのお知らせ (Notice to Over-earners)” to these residents in mid-May.

### Q&A about Over-earners

#### Q Who is considered an over-earner?

A Residents who have lived in municipally-owned housing for 3 years or more, and have exceeded the resident income limit.

The resident income limit is 158,000 yen in certified monthly income. For households with elderly individuals, individuals with impairments, etc., the limit is relaxed slightly, and is 214,000 yen in certified monthly income.

#### Q What is certified monthly income?

A Certified monthly income is your monthly income as determined by your “収入報告書 (Income Report),” which you are asked to submit every year by July 7.

You can check your certified monthly income on the “令和 8 年度収入認定通知書兼使用料決定通知書 (2026 Certified Income Report and Housing Fee Notice)” and the attached pamphlet, etc. sent to you in February. The calculation method is also posted on the JKK Tokyo website.



JKK Tokyo website Residents of Metropolitan Housing, etc.  
> FAQ > Housing fee procedures



#### Q How does your housing fee change if you become an over-earner?

A From the period in which you become an over-earner, your housing fee will increase every year (with greater percentage increases every year), until it is at approximately the same level as the rent for similar apartments in the neighborhood (private rental housing in the neighborhood)

## Building and Facility Inspections Based on Laws and Regulations

JKK Tokyo regularly inspects fire and building equipment—as well as facilities such as elevators, water tanks and pumps—in the buildings and meeting rooms of the apartment complexes, in accordance with laws and regulations.

A company contracted by JKK Tokyo will carry out the inspections. When you see a post or notice that an inspection is coming up in your apartment building or meeting room, please cooperate with the procedure.



### Professor Panda's Prefecture Trivia! Journey Around Japan with Professor Panda!

#### No. 1: Hokkaido (prefectural capital: Sapporo City)

Hokkaido is Japan's northernmost prefecture. It is also the largest, and is blessed with abundant nature. The main industries here include agriculture, fishing and livestock farming, and Hokkaido leads Japan in the production of dairy products, potatoes and onions. It is also famous for an abundance of seafood, such as crab and salmon.

Q: What is the name of the area in northeastern Hokkaido that is listed as a UNESCO World Natural Heritage Site?

➡ Answer on page 6.



## Notification regarding 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, the termination of a partnership, or the like, and the cohabitant wishes to continue living in municipally owned housing, he/she must submit a 住宅世帯員変更届 (Household Member Change Notice) form and 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 **a spouse or certified partner of the lessee** who received official cohabitant permission and **has been continuously residing in the property** can take over the lease.

Notes:

1. 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.
2. For those in subsidized housing (designated public rental housing / special local rental housing), spouses, relatives within three degrees of kinship, and certified partners of the lessee will be approved.

### 《 Beware! 》

- **Even if the intended successor is the lessee' s spouse or certified partner, he or 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 (See the example below).
  - The spouse has been living with the lessee without receiving cohabitation approval.

### Example: A three-person household consisting of parents and a son.



#### Time of turnover.

Death of lessee, moving out due to divorce, etc.

If there is a person or persons in the household with income and the total household income exceeds the limit for resident income\*, approval will not be given even to the lessee's spouse.

The household may become "over-earners" when the spouse becomes the lessee, even for those currently receiving exemptions or whose income has not changed.

\* Limit for resident income:

Certified monthly income of 158,000 yen. However, for households that meet certain requirements, such as the elderly or disabled, the limit may be raised to 214,000 yen.

- If you continue living in the residence for **six months after the date the lessee dies or moves out due to divorce, the termination of a partnership, or the like**, without receiving approval, you will be required to **pay an amount equivalent to the rent of a nearby similar residence (private rental housing in the neighborhood)** starting from the following month.

There are specific requirements for the approval of turnover, such as income standards based on ordinances, reasons for application, status of payment of housing fees, and length of occupancy. If you have any questions, please contact the JKK Tokyo Customer Support Center (phone number ❶ on page 8).

# Apply Online for Ease and Convenience

## You Can Apply Online 24 Hours a Day from Your PC or Smartphone

You can submit certain notifications and request forms for municipally-owned housing procedures online from anywhere and at any time via your smartphone or computer. This saves you time as well as travel and postage costs, and eliminates the need to wait in line at the Consultation Center. The procedures you can complete remotely are listed on the “List of Online Applications” on the JKK Tokyo website. Please take advantage of this service.



### First check the JKK Tokyo website

Municipally-owned housing/metropolitan housing run by JKK  
List of Online Applications



- ▶ First-time users must create an account
- ▶ Select the procedure you want to complete and enter the necessary information
- ▶ Take photos of required attached documents to send them
- ▶ Please check the results on your My Page in a few days



## Message From the Tokyo Metropolitan Hospital Organization

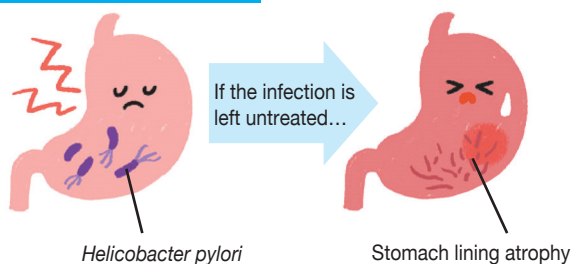
### The Relationship Between Gastric Cancer and *Helicobacter pylori*

Many factors can contribute to the development of gastric cancer, including a high-salt diet, alcohol, and smoking. A *Helicobacter pylori* infection, however, is the most significant factor.



The stomach is highly acidic, allowing it to combat bacteria and other pathogens that enter the body through the mouth. *Helicobacter pylori*, however, can neutralize the surrounding environment to survive in this acidic environment. It attaches to the stomach lining and causes inflammation, which in turn thins the stomach lining, leading to atrophic gastritis.

#### *Helicobacter pylori* infection



The longer a person is infected with *Helicobacter pylori*, the more likely they are to develop atrophic gastritis. And the more extensive the infection is, the higher the risk of gastric cancer. It is also believed that the cellular damage *Helicobacter pylori* causes increases the risk of gastric cancer.

While blood tests can detect antibodies to *Helicobacter pylori*, they may occasionally yield false-negative results. It is therefore advisable to undergo a gastroscopy (upper endoscopy) as a precaution.

Eradication therapy, in which a patient takes prescribed medication for a specified duration, is necessary to deal with a *Helicobacter pylori* infection.

While eradicating *Helicobacter pylori* significantly reduces the risk of developing gastric cancer, it does not eliminate that risk entirely. Even after eradication, you should undergo a gastroscopy once every one or two years.

Relationship between gastric cancer and *Helicobacter pylori*  
Please use this link to get more information.



The organization LINE also sends out various other relevant columns.



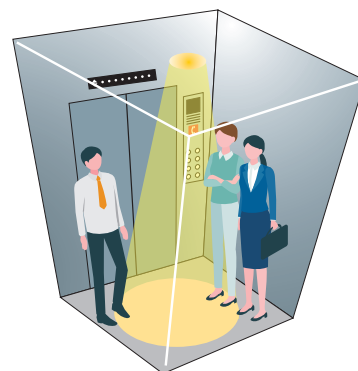
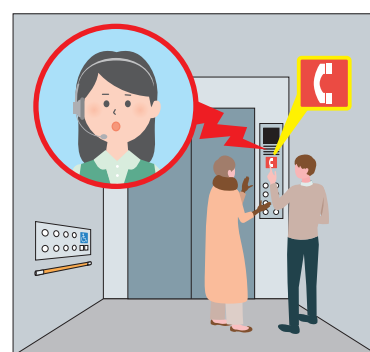
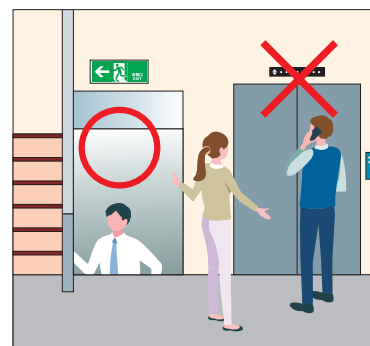
# Elevator Safety Knowledge for Earthquakes

## Danger! Never use elevators to evacuate!

- ◆ Even if an elevator is moving **right after an earthquake**, it may stop suddenly due to aftershocks, blackouts, malfunctions, and building damage, leaving you **stuck inside**.

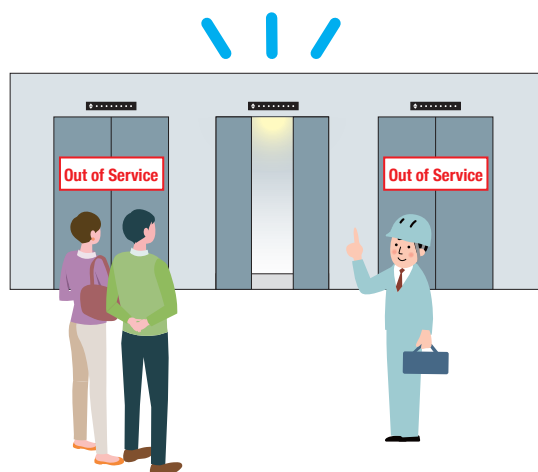
## If an earthquake strikes while you are in an elevator

- ◆ Elevators have safety systems that automatically stop the elevator at the nearest floor when they detect an earthquake. If you feel a tremor, however, press the buttons for **all** floors immediately, get off on the first floor the elevator stops on, and evacuate by using the stairs or other means.
- ◆ If you do become trapped in an elevator, **please do not try to get out. This is very dangerous**. Please use the intercom to report the situation and wait for rescue. To use the intercom, **press and hold the emergency call button for at least five seconds**.
- ◆ Even if an earthquake causes a power outage, emergency lighting inside the elevator will activate. Please remain calm, contact the outside, and wait for rescue.



## Asking for your understanding and cooperation regarding elevator restoration

- ◆ If an earthquake of intensity 4 or higher on the Japanese scale occurs, **the elevator maintenance and management company will come to fix the elevator without any notification from residents**.
- ◆ If many elevators stop due to earthquakes or other disasters, it will **take a significant amount of time** to restore all of them to service.
- ◆ Buildings where people are trapped and hospitals and other buildings that vulnerable disaster victims use will receive priority. If a major earthquake strikes, it may take some time for all elevators to be restored, as **“one elevator per building”** is the general rule for restoration in buildings with multiple elevators.
- ◆ We apologize for any inconvenience this may cause to residents and ask for your understanding and cooperation.



## 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) Your certified monthly income must not exceed the income eligibility limit for general municipally-owned housing (i.e., over-earners and high-income earners cannot apply).
- \*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

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

Once you receive and complete the application form, submit it by mail or in person to your nearest Consultation Center.

Note: 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.

### Application period

**Wednesday, April 1 to Monday, December 28, 2026**

Note: Applications may close earlier if the number of applications exceeds expectations.

#### How to get the application form

- By phone JKK Tokyo Customer Support Center, phone number ❶ on page 8
- Online Scan the QR code on the right with your smartphone, etc. to access the "List of Online Procedures" on the Residents of Municipal Housing page on the JKK Tokyo website.
  - > New and reissued application forms, etc. > Request bathtub/bath heater replacement application form



#### Contact information for construction details

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

## Request Survey for Periodic Building Monitor Visits/ Consultations

If you are unable to come to the consultation center in person, you can request a building monitor to visit you once every two months to help with various applications and consultations.

From April 2026 to March 2027, building monitors will be making house visits to applicable households to conduct request surveys on new periodic visits/consultations.

### Target Households

Households with residents who are all eighty years old or older, who moved in before March 2026, and who do not currently receive periodic visits.

### If you are not home when the building monitor visits

The building monitor will put a questionnaire postcard in your mailbox. Please fill out the questionnaire and return it to us.



# Replacement of Household Fire Alarms

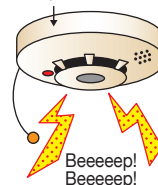
We are currently in the process of replacing household fire alarms in municipally-owned apartments. We are obligated to install and maintain these fire alarms under the Tokyo Fire Prevention Ordinance, and as such, need to be regularly replaced almost every 10 years. If the fire alarm is not replaced for reasons such as nobody being home, the detection of fire could get delayed. We ask you for your cooperation if we notify you that fire alarm replacement work will be carried out.

If you cannot see any household fire alarms installed in your apartment, please contact JKK Tokyo Customer Support Center (phone number ❷ below)

The year of installation is printed on this part of the alarm.

## ◆ Watch out for door-to-door salesmen, scammers or other dishonest tradesmen that visit your home to sell you this kind of equipment. ◆

The replacement work will be handled by a company commissioned by JKK Tokyo. There will be no fee for this work. Residents do not need to purchase their own fire alarms.



### If Your Fire Alarm Goes Off...

#### ◆ And There Is a Fire ◆

Check to see what caused the fire, and evacuate your apartment. Call 119, and if possible, work on extinguishing the fire in its initial stages with available means. After calling the fire department, please also report the fire to the JKK Tokyo Customer Support Center (phone number ❷ below).

#### ◆ And There Is No Fire ◆

Press the stop button on the fire alarm, or pull the string attached to the alarm. This will stop the fire alarm, and return it to its usual state. Afterwards, make sure to ventilate the room.

## 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

Access 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.

Access the non-emergency housing unit repair request email form



 **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!