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Public Housing Management Section, Public Housing
Division, Tokyo Metropolitan Housing Supply Corporation
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JKK東京

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List of Planned Repairs Scheduled for Public Rental Housing in FY2026

Information will be provided to residents in advance when work is to be carried out.

Details Pertaining
to Work
Implementation

Note that there are also cases in which work will be carried out in private areas within apartments during the planned repairs. We realize that you may be inconvenienced while the work is being carried out, but we hope you will provide your full cooperation. Kindly note that prevalent circumstances may result in the work being cancelled. Work other than the work listed may be carried out depending on the level of deterioration.

* Work that does not list the relevant building number is work scheduled for external facilities, etc.

[Improvement work details]

No.	Improvement type	Improvement details
①	Roof Waterproofing	Repairs and improvements to the waterproofing layers on roofs.
②	External Wall Painting	Undercoats will be applied to the buildings' external walls, stairwells and other public areas, and they will then be painted.
③	Iron/Steel Component Painting	The iron and steel components on doors, pipes and bicycle parking areas, etc., will be painted to prevent corrosion.
④	Window Frame Repairs	Window sashes will be replaced.
⑤	Road Repairs	Repairs will be made to the roads and gutters, etc., within the estate.
⑥	Estate Maintenance	Maintenance will be carried out within the estate.
⑦	Park Amusement Equipment Repairs	Parks located within the estate will be maintained.
⑧	Large Tree Trimming	Large trees will be trimmed.
⑨	Pressurized Direct Water Supply Pump Repairs	The pressurized pumps will be repaired.
⑩	Water Heater Replacement	The water heater in each residence will be replaced.
⑪	Fire Extinguisher Replacement	The fire extinguishers in each residence will be replaced.
⑫	Bathroom Ventilation Dryer Repairs	The bathroom ventilation dryer will be replaced.
⑬	Hot Water and Heating Unit Replacement	The hot water and heating unit in each residence will be replaced.
⑭	Indoor Electrical Equipment Upgrade	Some electrical equipment in each residence will be repaired.
⑮	Public Lighting Repairs	The lights on the stairs, in the corridors and in other public areas will be replaced with LED lamps.
⑯	Parking Lot Lighting Repairs	The lights in the parking lot will be replaced with LED lamps.
⑰	Outdoor Lighting Equipment Repairs	The outdoor lights will be replaced with LED lamps.
⑱	Common Television Antenna Repairs	The common television antenna will be repaired.
⑲	High-Voltage Transformer Substation Repairs	The high-voltage transformer substation will be repaired.
⑳	Automatic Fire Alarm Repairs	The automatic fire alarms will be repaired.
㉑	Intercom repair	Intercoms including a monitor screen will be replaced.

[List of applicable residence]

City/ward name	Name	Scheduled Building No.	No.	Improvement type	City/ward name	Name	Scheduled Building No.	No.	Improvement type	
Chiyoda Ward	Tomin Tower Iidabashi 3 chome	1	15	Public Lighting Repairs	Setagaya Ward	Kosha Heim Taishido	1	21	Intercom repair	
	Kosha Heim Kanda	1	11	Fire Extinguisher Replacement		Kosha Heim Roka-koen	4	11	Fire Extinguisher Replacement	
Minato Ward	Tomin Heim Mita 2 chome	1	11	Fire Extinguisher Replacement			1-3	20	Automatic Fire Alarm Repairs	
	Tomin Tower Daiba Sanbangai	2	11	Fire Extinguisher Replacement			1-3	21	Intercom repair	
		2	15	Public Lighting Repairs		Kosha Heim Chitose-Karasuyama	—	8	Large Tree Trimming	
	Tomin Heim Daiba Sanbangai	3	11	Fire Extinguisher Replacement			1-4	11	Fire Extinguisher Replacement	
		3	15	Public Lighting Repairs		Kosha Heim Kugayama	A to C	15	Public Lighting Repairs	
	Tomin Heim Daiba Gobangai	4,7	11	Fire Extinguisher Replacement			—	16	Parking Lot Lighting Repairs	
		4,7	15	Public Lighting Repairs			—	17	Outdoor Lighting Equipment Repairs	
Kosha Heim Konan 3 chome	1	11	Fire Extinguisher Replacement	Kosha Heim Sangenjaya		1,2	11	Fire Extinguisher Replacement		
Bunkyo Ward	Kosha Heim Kohinata	—	9	Pressurized Direct Water Supply Pump Repairs	Shibuya Ward	Kosha Heim Jingumae 5 chome	—	9	Pressurized Direct Water Supply Pump Repairs	
Koto Ward	Minamisuna	1,3-7	15	Public Lighting Repairs				1	11	Fire Extinguisher Replacement
		—	17	Outdoor Lighting Equipment Repairs				1	15	Public Lighting Repairs
	Minamisuna 7 chome	18	15	Public Lighting Repairs	Nakano Ward	Zoshiki	—	8	Large Tree Trimming	
		—	17	Outdoor Lighting Equipment Repairs		Ekoda	—	8	Large Tree Trimming	
	Shinonome Miyakobashi	1,2	11	Fire Extinguisher Replacement				1-11,13,14	15	Public Lighting Repairs
	Shiohama	1	15	Public Lighting Repairs			—	17	Outdoor Lighting Equipment Repairs	
		—	17	Outdoor Lighting Equipment Repairs		Saginomiyanishi	—	8	Large Tree Trimming	
	Tatsumi Shinonome	—	9	Pressurized Direct Water Supply Pump Repairs		Kosha Heim Nakano Yayoicho	1-3	11	Fire Extinguisher Replacement	
	Tatsumi Akebono	—	8	Large Tree Trimming		Kosha Heim Kamisaginomiya	1,2	12	Bathroom Ventilation Dryer Repairs	
	Tomin Heim Furuishiba 2 chome	1	15	Public Lighting Repairs			1,2	13	Hot Water and Heating Unit Replacement	
—		16	Parking Lot Lighting Repairs	Suginami Ward	Kosha Heim Suginami Wada	1	20	Automatic Fire Alarm Repairs		
—	17	Outdoor Lighting Equipment Repairs				1	21	Intercom repair		
Shinagawa Ward	Kosha Heim Yashiokita	—	9	Pressurized Direct Water Supply Pump Repairs	Toshima Ward	Kosha Heim Chihaya	—	9	Pressurized Direct Water Supply Pump Repairs	
	Kosha Heim Yashionishi	—	9	Pressurized Direct Water Supply Pump Repairs		Kosha Heim Komagome	1,2	1	Roof Waterproofing	
		17	11	Fire Extinguisher Replacement			1,2	2	External Wall Painting	
	Kosha Heim Yashiominami	—	9	Pressurized Direct Water Supply Pump Repairs			1,2	3	Iron/Steel Component Painting	
	Tomin Heim Higashishinagawa 3 chome No.2	2	15	Public Lighting Repairs			—	9	Pressurized Direct Water Supply Pump Repairs	
—		16	Parking Lot Lighting Repairs	Itabashi Ward	Nakadaicho	1-10	15	Public Lighting Repairs		
—		17	Outdoor Lighting Equipment Repairs				—	17	Outdoor Lighting Equipment Repairs	
Ota Ward	Kosha Heim Omorihigashi	—	9		Pressurized Direct Water Supply Pump Repairs	Maenochi No.2	1	1	Roof Waterproofing	
	Tomin Heim Omorinishi	—	9		Pressurized Direct Water Supply Pump Repairs			1	2	External Wall Painting
		1	10		Water Heater Replacement			1	3	Iron/Steel Component Painting
		1	11		Fire Extinguisher Replacement			1	4	Window Frame Repairs
	Kosha Heim Nakarokugou	1	11		Fire Extinguisher Replacement	Kosha Heim Shimura	1	11	Fire Extinguisher Replacement	
	Kosha Heim Minamikamata	1	11		Fire Extinguisher Replacement		Kosha Heim Maenochi	1	1	Roof Waterproofing
		—	9		Pressurized Direct Water Supply Pump Repairs				1	2
Kosha Heim Nishimagome	—	9	Pressurized Direct Water Supply Pump Repairs			1		3	Iron/Steel Component Painting	
Kosha Heim Nakaikegami	—	9	Pressurized Direct Water Supply Pump Repairs	Kosha Heim Mukaihara	—	8	Large Tree Trimming			
Setagaya Ward	Gotokuji	1-4	11		Fire Extinguisher Replacement		1-4	15	Public Lighting Repairs	
	Minamikarasuyama 3 chome	1	11		Fire Extinguisher Replacement		—	16	Parking Lot Lighting Repairs	
	Soshigaya	—	8		Large Tree Trimming		—	17	Outdoor Lighting Equipment Repairs	
	Okura	—	8		Large Tree Trimming	Kosha Heim Mukaihara Garden Court	—	8	Large Tree Trimming	
	Karasuyamakita	—	8		Large Tree Trimming		Kosha Heim Kaga	1	11	Fire Extinguisher Replacement
	Tomin Heim Tamagawadenenchofu	—	9		Pressurized Direct Water Supply Pump Repairs	Nerima Ward		Kosha Heim Hikariogaoka No.3	5	15
		11,12	11	Fire Extinguisher Replacement			—		16	Parking Lot Lighting Repairs
	Kosha Heim Kyodo	1-4	10	Water Heater Replacement			—		17	Outdoor Lighting Equipment Repairs
		Kosha Heim Taishido	1	12	Bathroom Ventilation Dryer Repairs	Tomin Heim Nerima Hikawadai	1	15	Public Lighting Repairs	
			1	13	Hot Water and Heating Unit Replacement			—	17	Outdoor Lighting Equipment Repairs
1	20	Automatic Fire Alarm Repairs								

City/ ward name	Name	Scheduled Building No.	No.	Improvement type	City/ ward name	Name	Scheduled Building No.	No.	Improvement type	
Nerima Ward	Kosha Heim Nakamurakita	1	⑪	Fire Extinguisher Replacement	Hachioji City	Tomin Heim Kamiyugi	1-9	⑩	Water Heater Replacement	
	Kosha Heim Kotakecho	1-4	⑳	Automatic Fire Alarm Repairs		Tomin Heim Minamiosawanishi	1-4	⑩	Water Heater Replacement	
		1-4	㉑	Intercom repair		Tomin Heim Yarimizu	—	⑧	Large Tree Trimming	
Adachi Ward	Nishihokima	—	⑤	Road Repairs	Akishima City	Akishima Tanakacho	—	⑧	Large Tree Trimming	
		2,3	⑪	Fire Extinguisher Replacement			Komae City	Tamagawa	1-1 - 1-15	①
	Aoi 5 chome	1	⑭	Indoor Electrical Equipment Upgrade	1-1 - 1-15	②			External Wall Painting	
		1	⑮	Public Lighting Repairs	1-1 - 1-15	③			Iron/Steel Component Painting	
		—	⑯	Parking Lot Lighting Repairs	Chofu City	Tamagawa			Ro-1 - Ro-15	⑮
	Tomin Heim Kahei 1 chome	1	⑮	Public Lighting Repairs			—	⑯	Parking Lot Lighting Repairs	
		—	⑯	Parking Lot Lighting Repairs			—	⑰	Outdoor Lighting Equipment Repairs	
		—	⑰	Outdoor Lighting Equipment Repairs	Machida City	Kiso	1-13, Ro-1 - Ro-10	⑱	Common Television Antenna Repairs	
	Kosha Heim Kitasenju	1	⑩	Water Heater Replacement			Sakaigawa	25-35,48-50	②	External Wall Painting
		Honden Kawabatacho	1-4	⑪		Fire Extinguisher Replacement		25-35,48-50	③	Iron/Steel Component Painting
River Breeze Ayase	1		⑩	Water Heater Replacement		Machidakiso	—	⑧	Large Tree Trimming	
	1	⑪	Fire Extinguisher Replacement	1-1 - 1-29 Ha-1 - Ha12, Ha-14 - Ha-28, Ni-1 - Ni-3, Ho-1 - Ho-25	⑱		Common Television Antenna Repairs			
Edogawa Ward	Ukita No.2	1-5	⑪	Fire Extinguisher Replacement	Shinkoji		—	⑧	Large Tree Trimming	
	Shinden No.2	4-6	⑪	Fire Extinguisher Replacement	Koganei City	Tomin Heim Koganei Nakacho	1	⑩	Water Heater Replacement	
	Kosha Heim Seishin	2	⑪	Fire Extinguisher Replacement	Hino City	Kosha Heim Hino Shinmei	1	⑩	Water Heater Replacement	
		Kosha Heim Minamikasai 5 chome	1-6	①			Roof Waterproofing	Kosha Heim Hino Osakaue	1,2	⑩
			1-6	②	External Wall Painting	Higashimurayama City	Kumegawaeki Higashi		—	⑧
		1-6	③	Iron/Steel Component Painting	Nishitokyo City			Tanashi Minamishiba	—	⑧
	—	⑨	Pressurized Direct Water Supply Pump Repairs	Fussa City		Kumakawa	—		⑧	Large Tree Trimming
	Kosha Heim Rinkaicho 2 chome	7-9	②		External Wall Painting		Fussa Kamidaira	—	⑧	Large Tree Trimming
		7-9	③	Iron/Steel Component Painting	Higashiyamato City	Yamato Shibanaoka		—	⑧	Large Tree Trimming
	Kosha Heim Haruecho 5 chome	1	⑪	Fire Extinguisher Replacement			Yamato Kamikitadai	—	⑧	Large Tree Trimming
		1	⑮	Public Lighting Repairs				Kosha Heim Tamagawa Josui	—	⑧
	Tomin Heim Minamishinozakimachi 5 chome	1	⑮	Public Lighting Repairs			Kosha Heim Tamagawa Josui No.2		—	⑧
		—	⑲	High Voltage Transformer Substation Repairs	21,22	⑩		Water Heater Replacement		
	—	⑰	Outdoor Lighting Equipment Repairs	Kiyose City	Kiyosedaita	—	⑤	Road Repairs		
	Tomin Heim Matsue 2 chome	1	⑪			Fire Extinguisher Replacement	Umezono 3 chome	—	⑧	Large Tree Trimming
		—	⑲			High Voltage Transformer Substation Repairs	Kosha Heim Umezono 2 chome	—	⑧	Large Tree Trimming
	Tomin Heim Komatsugawa	1	⑪			Fire Extinguisher Replacement	Kosha Heim Kiyosedaita	—	⑤	Road Repairs
Tomin Heim Funabori 7 chome		1	⑪	Fire Extinguisher Replacement	—	⑥		Estate Maintenance		
	1	⑮	Public Lighting Repairs	—	⑦	Park Amusement Equipment Repairs				
—	⑯	Parking Lot Lighting Repairs	Hachioji City	Higashikurume City	Kurumenishi	21-41	①	Roof Waterproofing		
—	⑰	Outdoor Lighting Equipment Repairs				21-41	②	External Wall Painting		
Yokokawa machi	—	⑧				Large Tree Trimming	21-41	③	Iron/Steel Component Painting	
	Tama New Town Matsugaya No.2	—		⑧	Large Tree Trimming	Kurumeshimosato	—	⑧	Large Tree Trimming	
Kosha Heim Minamiosawa	—	⑧		Large Tree Trimming	Shimosato No.2		—	⑧	Large Tree Trimming	
	Kosha Heim Matsugaya	11-3		⑪		Fire Extinguisher Replacement	Tama City	Atago No.2	—	⑨
Kosha Heim Matsugaya No.2		—		⑤	Road Repairs	1			⑪	Fire Extinguisher Replacement
	1-3	⑪		Fire Extinguisher Replacement	Ochiai	4-1-1,4-1-2 - 4-6-1 - 4-6-3			⑪	Fire Extinguisher Replacement
Kosha Heim Matsugaya No.3	—	⑤		Road Repairs			Higashiteragata	1-5	⑪	Fire Extinguisher Replacement
	—	⑦		Park Amusement Equipment Repairs	Kosha Heim Atago 4 chome	2,3		⑩	Water Heater Replacement	
1,2	⑪	Fire Extinguisher Replacement		2,3		⑪		Fire Extinguisher Replacement		
Kosha Heim Minamiosawa 5 chome	1-11	⑩	Water Heater Replacement							
	Kosha Heim Hachioji Midoricho	—	⑧	Large Tree Trimming						
		—	⑨	Pressurized Direct Water Supply Pump Repairs						
	Tomin Heim Kamiyugi	—	⑨	Pressurized Direct Water Supply Pump Repairs						

 **Activities Report from JKK Smile Assistants**

Supporting Your First Steps in a New Life — Welcome Event Initiatives —

In March 2026, we held a welcome event for all new residents at JKK housing “CALMEST Yoga Bajikoen” in Setagaya Ward, where rebuilding was complete. On the day of the event, over 100 people participated in this family-friendly event, where they could make spinning tops, play ring toss, and fish for yo-yos. The venue was bustling with activity.

A creative activity for everyone to enjoy

JKK Smile Assistants set up stalls where families with children could freely participate centered around the “making spinning tops” activity, which was especially popular during past events. On the day of the event, many families were seen working together while enjoying the process of making their own spinning tops. The activity also helped foster natural interaction among participants.



Collaborating with local communities

The local council of social welfare, community general support center, and children’s center cooperated to spread the word about this event. In the future, we will share information with the relevant organizations while providing guidance about local information and events, and make connections with professional bodies as required to promote the creation of an environment where families with children and elderly residents can live peacefully and comfortably.

For the future

Through this event, we were able to talk face-to-face with residents despite the short time, and were able to receive feedback from residents and understand their daily lives.

JKK Smile Assistants will continue to support the creation of local communities while creating opportunities for residents to connect with each other.

What are JKK Smile Assistants?

Dedicated staff who support community activities and create opportunities for all residents of JKK housing to interact with each other.

Introducing the JKK Smile Assistants & JKK Tokyo SNS

JKK Smile Assistants and JKK Tokyo send out event information and useful information for your daily activities and life over SNS. Scan the 2D code below to access and read the latest information.

JKK Smile Assistants
Official Instagram
We are now on Instagram!
@jkksmileassistant
Delivering information on daily activities and events at JKK housing

Be sure to follow us here!



JKK Tokyo
Official Instagram



Improve Digestive Health and Prevent Lifestyle-related Diseases



How a poor gut microbiome affects your health

The accumulation of visceral fat is a major cause of metabolic syndrome and is due to an imbalance in the gut microbiome. We know that when a person has a poor gut microbiome, it can affect not only obesity and diabetes, but also infectious diseases, allergies, autism, depression, ulcerative colitis, and even cancer.

Gut characteristics in people who live a long time

Elderly people who live long lives have a large amount of bifidobacteria and butyric acid bacteria in their gut, and share similar lifestyles in terms of eating moderately (until 80% full), are active, and eat a diet full of vegetables with a little amount of meat. Regular physical activity like working on the farm, a diet of mostly vegetables, and eating fermented foods are key to a healthy gut.

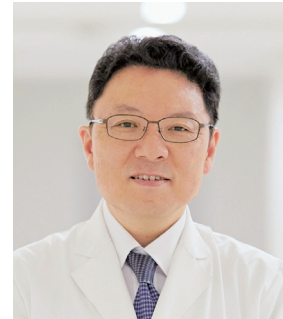
Health benefits of exercise

Actually, walking 7,000 steps per day has shown numerous health benefits, such as a 47% lower risk of cardiovascular mortality and a 38% lower risk of developing dementia, when compared to 2,000 steps per day.

Key points for good gut health

- ① Eat moderately and exercise
- ② Maintain a balance of the three major nutrients (carbohydrate, protein, and fat), vitamins, and minerals
- ③ Eat various types of fiber such as grains, legumes, vegetables, and mushrooms
- ④ Eat rice mixed with grains
- ⑤ Eat fruit rich in pectin such as bananas and apples
- ⑥ Eat fermented food such as yogurt and natto

Maintaining good gut health is the first step to preventing lifestyle diseases.

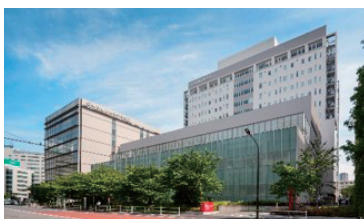


Tokyo Saiseikai Central Hospital
Gastroenterology, Vice Director
Atsushi Nakazawa

Tokyo Saiseikai Central Hospital

1-4-17 Mita, Minato-ku, Tokyo

(3 min. walk from Akabanebashi Exit, "Akabanebashi" station, Toei Oedo Line)



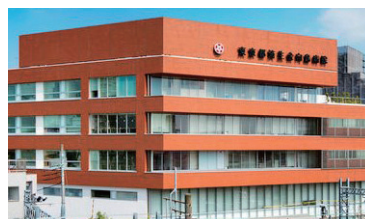
▼Scan here for the website



Tokyo Saiseikai Mukojima Hospital

1-5-10 Yahiro, Sumida-ku, Tokyo

(7 min. walk from "Keisei Hikifune" station, Keisei Oshiage Line)



▼Scan here for the website



JKK Tokyo and Tokyo Branch of Social Welfare Organization Saiseikai Imperial Gift Foundation, Inc., have concluded the comprehensive collaborative agreement to ensure the health, safety, and security of our residents.

Requesting Your Cooperation to Prevent Passive Smoking in Common Areas



Please do not smoke in common areas such as balconies, entrances, corridors, and elevators.

With the goal of improving the health of Tokyo residents, Tokyo has established the “Tokyo Metropolitan Ordinance to Prevent Exposure to Second-Hand Smoke,” in order to further promote measures against passive smoking. Furthermore, according to the “Health Promotion Act”, even in common areas such as balconies and outdoor spaces, there are legal requirements to prevent passive smoking and minimize the effect of smoke and odors on the surrounding area.

JKK is also actively working to prevent passive smoking, such as implementing a “complete ban on smoking” throughout the entire area of “CALMEST Sakura-shinmachi” in Setagaya-ku, Tokyo, including private areas within the residential units. The housing complex was completed in July 2024. Against this background, based on the smoking-related comments and opinions regularly received by our Customer Center and local service centers, we conducted a “Survey on Smoking Awareness” in FY2023 targeting residents of JKK housing. As a result, many residents who smoke expressed their understanding about not smoking in common areas such as balconies.

JKK will continue to seek **everyone’s understanding and cooperation in not smoking in common areas such as balconies, entrances, corridors, and elevators** to provide a safe living environment for everyone who lives in the apartment building, in addition to considering the health of the smokers themselves.



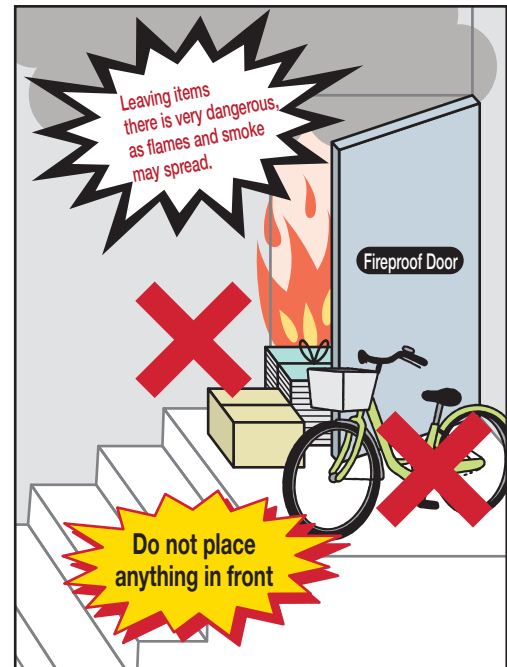
Using Public Corridors, Stairways and Balconies

1 Do not place objects in public corridors and on staircases

Placing objects such as baggage and bicycles in the public corridors or on the staircases not only obstructs everyday movement but will also hinder evacuation in the event of a disaster such as a fire, and may cause injuries or delays when evacuating the premises. Public corridors and staircases are particularly important routes used during evacuations that allow people to evacuate the premises safely. **Do not place your personal items in common areas. Thank you for your understanding and cooperation in this matter.**

2 Do not place objects in front of fire doors

Fire doors cannot be closed if objects are left in front of them, which is very dangerous because fire and smoke will spread inside the building. Fire doors are important features that prevent the spread of damage in the event of a fire. **The area in front of fire doors must be free of objects. If any objects are placed here, they must be cleared away immediately.** To ensure everyone's safety, do not place objects in front of or next to fire doors. Thank you for your understanding and cooperation in this matter.



3 Do not place objects near the balcony partitions and evacuation hatches

Partitions between balconies and the evacuation hatches are important routes used during evacuations in the event of fire. Placing objects around them will prevent people from evacuating the premises.

4 Make sure items such as futons and laundry cannot drop from the balcony

Hang all futons and laundry on the inner side of the balcony, and secure them in place to prevent them from being blown away by the wind.

Also, **it is prohibited to place items on or hang items over the balcony fence because there is a risk that they will drop from the balcony.**

5 Please cooperate by keeping your balcony clean

If the drain on the balcony becomes blocked by mud, waste, or bird droppings, this may cause rainwater to build up and result in water leaks on lower floors. Therefore, please clean the drain regularly.

Also, **do not dispose of water on the balcony floor because the floor is not fully water-proof.**



Prepare the air conditioner before summer arrives!

In the coming season, proper use of air conditioning is essential to prevent heat stroke. So, let's check the air conditioner now. When you start to use an air conditioner after a long period of non-operation, it may not work immediately due to a malfunction, or problems such as dustiness or unusual odors may occur.

In order to live comfortably during the hot summer period, performing a test run and cleaning the AC filter is recommended before the extremely hot weather arrives. You should also check that no objects are placed in front of the outdoor AC unit to ensure good heat flow.

If problems are detected in the air conditioner installed by JKK after performing a test run, please contact us as soon as possible.



Example of test operation procedures

- 1 Insert the electrical plug into the electrical outlet. (If the unit has been plugged in for a long time, disconnect it and wipe off any dust)
- 2 Check the remote control unit's batteries and make sure the display is working properly.
- 3 Set the operation mode to "cool", and set the temperature at its lowest, and allow the unit to run for about 30 minutes.
- 4 The following may indicate a possible failure. For air conditioners which were already installed when you moved in, please contact JKK.

- Cold air does not come out.
- Water leaks from the main unit in the room. (Condensation on the surface of an indoor unit or from the outlet is not an abnormality)
- Water is not discharged from the drainpipe of outdoor unit, even after many hours of operation.
- Abnormal noise.

*JKK does not handle cases where the air conditioner was purchased or installed privately, so please contact the store of purchase or the manufacturer.

*Procedures for a test operation may vary depending on the model. Please check the "Instruction Manual" for details.

*Residents are responsible for cleaning the AC filter and maintaining the space around the outdoor AC unit. Please read the "Instruction Manual" for details before performing these tasks.

To people who are planning to purchase an air conditioner

You are responsible for any costs required to install the air conditioner. There is no need to apply to JKK when installing an air conditioner. However, it may not be possible to install the air conditioner due to such factors as the building structure. Please see the JKK website before purchase.

Also, when requesting an electronics retail store to install the air conditioner, the store may refuse to install the air conditioner if there is no dedicated power socket for the air conditioner.

JKK can cover the cost and install a dedicated power socket for the air conditioner for rooms that do not have such a socket(*). Therefore, please consult us about this using telephone number ② for the "JKK Tokyo Customer Center" listed on page 12. In addition, if there is no space to install the outdoor unit for the air conditioner, it will not be possible to install the air conditioner. Consider using a window fan (window air conditioner) installed on a window for use when it is not possible to install an air conditioner unit in your room.

Please see the JKK website for details.



*Limited to locations where air conditioners can be installed. You are responsible for any costs required to convert to a 200 V power socket. Please be aware that it is not possible to install 200 V air conditioners in some housing.

Notification from Environmental Bureau of the Tokyo Metropolitan Government

Let's promote HTT! (H)reduce, (T)make, and (T)save)

In the Tokyo Metropolitan area, efforts to realize a carbon neutral society and to secure stable energy supplies are being promoted with the keyword "HTT" for electricity. [(H) for Herasu (reduce), (T) for Tsukuru (make), and (T) for Tameru (save)].

It is especially important to "(H)" reduce electricity use in summer because electricity consumption increases when using an air conditioner!

Reviewing how we live as a family and incorporating various schemes, we should make every effort to save energy and be gentle on the earth and the family budget!



Herasu (H) reduce electricity Big achievements by small ideas Let's start family energy-saving!

① Clean air conditioner filters frequently

Saves approx. 1,080 yen

Try to clean the filters twice a month. When the filters are clogged, the amount of intake air is reduced and cooling power decreases.



③ Replace fluorescent lighting with LED lighting

Saves approx. 2,260 yen

Save more energy by replacing with LED lighting in rooms where lighting is left on for long periods, such as the living room and entrance. Using detection sensors prevents times when you forget to turn off the lights.



② Lower the brightness setting on your TV screen

Saves approx. 630 yen

Set the screen to energy-saving mode, and reduce the screen brightness. Before adjusting the brightness, cleaning the screen is also effective.



④ Do not put too many items in the refrigerator

Saves approx. 1,450 yen

Organize and tidy the inside of the refrigerator. Keeping items used together in one place can help reduce the amount of time the refrigerator door is open.



value is the annual amount saved (estimate) for a typical household.

Other initiatives for HTT (H) for Herasu (reduce), (T) for Tsukuru (make), and (T) for Tameru (save) are posted on the Bureau of Environment Tokyo website. https://www.kankyo.metro.tokyo.lg.jp/climate/tokyo_coolhome_coolbiz/index.html



Tokyo HTT 検索

You can get Tokyo Zero-emi Points for the purchase of electric appliances with higher energy-saving performance!

Energy savings by electrical appliances has improved each year, and by replacing older appliances will result in significant energy savings. When replacing older units with eligible energy-efficient products such as air conditioners and refrigerators, please use the Tokyo Zero Emi Points program, which offers an on-the-spot discount.

Test run your AC before summer to check its ability to cool the room and replace it before it malfunctions.



Tokyo Zero-emi Point 検索

- If you apply when purchasing an eligible product at a registered store, the amount of corresponding points will be discounted from the sales price
- Points are added when replacing a refrigerator or AC that has been used for over 15 years since the manufacture date (up to an equivalent amount of 80,000 yen)
- In particular, high-efficiency refrigerators and AC are eligible when purchased new
- Older persons and persons with disabilities* can receive a discount equivalent to 80,000 yen when purchasing an air conditioner with an energy-saving performance rating of 3 stars or higher.

* Tokyo residents who are 65 years or older at the time of purchase, or those who hold a disability certificate

■ Inquiries regarding power / energy-saving initiatives

The Bureau of Environment Tokyo Home Energy Division ☎03-5388-3533

■ Inquiries regarding Tokyo Zero-emi Point

Tokyo Zero-emi Point Call Center ☎0120-083-255 (free dial)

Business hours: 9:00 a.m. - 5:00 p.m. (Closed End of Year and New Year holidays) ☎03-6834-2621

Use of residential fire extinguishers

- Your apartment includes a residential fire extinguisher.
- If you discover the outbreak of fire, use the residential fire extinguisher installed to extinguish it in the early stages.
Extinguishing the fire in the early stages refers to the time from when the fire starts until the flames reach the ceiling. If you feel you are in danger, immediately evacuate to a safe location, call 119 and follow the directions of the fire department.
- Leave the residential fire extinguisher in its regular place and familiarize yourself with how to use it and also carry out management and inspections in alignment with the instruction manual attached to the fire extinguisher.

Replacing fire extinguishers



JKK replaces home fire extinguishers about once every five years. However, some rooms have not had their fire extinguishers replaced because the resident was not at home. **The month and year of the expiration date is clearly labeled on the fire extinguisher so check if the fire extinguisher in your room can still be used.**

If the fire extinguisher has passed its expiration date, it may not be possible to adequately extinguish the fire at the outset of a fire. If your fire extinguisher has not been replaced or has a fault, please contact telephone number ② for the “JKK Tokyo Customer Center” on page 12.

Information about Rebuilding Work

JKK Tokyo is currently moving ahead with reorganization and rearrangement focused on rebuilding work for homes that were constructed many years ago and are nearing their refurbishment period. We would now like to inform you that we have decided the following homes targeted for rebuilding in FY2026.

◇ Homes targeted for rebuilding in fiscal 2026

Name	Address
Saginomiyanishi Jutaku	Nakano Ward

* What are Homes Targeted for Rebuilding?
Homes that have been selected for rebuilding and for which detailed tenant briefings and tenant moving procedures have been started.

Come Join Us! JKK Kids



Eat a lot to keep on growing
Tsukasa, 8 months



Kokone, 2 months!
Our child led us to JKK!



Rukatan



We are waiting for your submissions >



Would you like to publish photos of your children in JoyLiV?

“Asumi Life Minamiosawa”, elderly housing with care services Information about the 30th anniversary appreciation event

“Asumi Life Minamiosawa” opened in June 1996 and celebrates its 30th anniversary this year. We will be holding this event from **June 21 to 27, 2026 (Sunday to Saturday)** as a thank you to everyone who has supported us. Feel free to drop by to see the event, which is free admission.

6/21 Sun. 10:30 am to 2:30 pm

Asumi Market

- Farmers market organized by TOHTO CO-OP
- Juggling performance group “Kuutenkidou” Street performance
- ① From 11:30 am ② From 1:30 pm
- Food truck and other services on site

6/27 Sat. Doors open 1:30 pm Performance starts 2:00 pm

Tokyo Metropolitan Symphony Orchestra “Premium Concert”

Delivering a special version of a professional musical performance to celebrate the 30th anniversary
*We may restrict the number of people entering the event depending on how crowded it becomes



For more details ▶



Access

3-16-1, Minamiosawa, Hachioji City, Tokyo
Take the bus from “Minamiosawa” station on the Keio Sagami Line
Get off at Minamiosawa housing complex and walk 2 minutes (south side of Tomin Heim Minamiosawahigashi)
*Please use public transportation when visiting the event.

6/23 Tue. 2:00 pm to 3:30 pm

Duke Saraie’s (Reservation required) Pinshan Walking

- Let’s walk with a straight back and a focused mind! ~

Capacity: 35 seats (first come, first served)



6/24 (Wed) ~ 6/26 (Fri)

Tokyo Metropolitan Symphony Orchestra “June Concert” Archive Screening Event



Now accepting viewing appointments Asumi Life Minamiosawa: 042-679-3030 (9 am to 5 pm weekdays)

“JKK Tokyo Customer Center” telephone number

Phone lines can be busy and difficult to get through on Monday and the days after a holiday.
If the matter is not urgent, please call on a different day.

Reception hours 9:00 a.m.- 6:00 p.m. (Closed Saturdays, Sundays, National Holidays, End of Year and New Year Holidays)

① **Consultation regarding various procedures, payment of rent, living conditions**



0570-03-0031



03-6279-2962



② **Application/inquiry for repair**

24-hours a day, 365-days a year phone support for urgent repairs such as water leaks, emergencies related to accidents or fires, water outages, and resident safety



0570-03-0032



03-6279-2963



• Navi-Dial is not covered by free call or flat-rate call plans provided by mobile phone operators. Call charges may also vary depending on the line and device being used. Please check the charges guidance or the Navi-Dial homepage (call charges do not apply during the charges guidance played during the introduction after calling Navi-Dial)
• Telling us your “resident code” will shorten the time required to respond to your inquiry.

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



Scan to view the “Repair Request Form” for residential units



You must register a bank transfer account to pay for JKK housing rent

Bank transfer procedures

① **Fill out the form**



② **Submit it to the bank**



③ **Receive notification**

*Early in the month when bank transfers begin



④ **Transfer begins**

*Withdrawals are performed on the 7th of every month



*A bank transfer application form can be obtained from the management office and contact center. Contact the Customer Center if you wish to receive it by mail.

For participating institutions and application procedures, please call or visit our website.



Inquiries

Use Tel. No. ① of the “JKK Tokyo Customer Center”

Website address

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

←Scan the 2D code to open a page with bank transfer information.

Notification from the Waterworks Bureau

Basic water charges will be free as part of heat-related measures amid rising prices

- For 4 months during this summer season (May to June and July to August, or June to July and August to September)
 - Usage fees and sewage charges are not included.
- Residents with small-diameter water supply contracts (13, 20, or 25 mm) with the Tokyo Waterworks Bureau
 - For 4 months 3,784 yen to 6,424 yen (tax included) will be free of charge. There is no need to apply.

See here for details



[Contact] **Waterworks Bureau Customer Center**  **0570-091-100**

Residents who cannot use Navi-Dial should call the number below.

☎ **03-5326-1101** (ward area), or ☎ **042-548-5110** (Tama district, 26 cities and towns)

*Business hours are 8:30 am to 8 pm (excluding Sundays and holidays)

