



Daily Life Plaza



Entrance to
Utoji-land



JKK東京

2026 (Reiwa 8) August



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

Make Sure to Submit an Income Report! (For households that have not submitted one yet)

The 収入報告書 (income report form) was mailed on Monday, June 15 to households that moved into Tokyo Metropolitan housing or welfare housing on or before May 16, 2026. This is a key document used to determine housing fees for the next fiscal year (from April 2027 through March 2028). **If you fail to submit this income report, your housing fees will be equivalent to the rent for private rental housing in the neighborhood. The original deadline was Tuesday, July 7. If you have not submitted your income report yet, please prepare the required documents and submit them in the enclosed return envelope as soon as possible.**

- Households that currently receive housing fee reductions will not be sent an income report form, since there is no need for them to submit one. However, these residents are required to report their income when they apply to extend their housing fee reduction. Please be sure to report your income during the designated period for making an extension application. Failure to do so will result in you being charged housing fees equivalent to the rent for similar apartments in the neighborhood, starting the next year.
- Residents 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 required to submit an income report.

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Annual Feature!

Daily Life Plaza's Kid's Page

Summer Vacation Homework Support Project



Let's Learn About Food Loss!

What we can do to reduce food loss Starts on Page 5! ➡➡

The deadline (date of direct debits) to pay for August's housing fees, etc., is Monday, August 31.

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 2027

We will calculate your certified monthly income in fiscal year 2027 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 2026 (income in 2024) and fiscal year 2027 (income in 2025) will be certified as high-income earners in fiscal year 2027 (certified on April 1, 2027).

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 2027, so please check it.

[Calculation examples for households exceeding the surrender standard for fiscal year 2027]

Household members	Fiscal year 2027 certified income → 2025 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

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, 2026 (Mon.)
- Pamphlets to be sent in early September

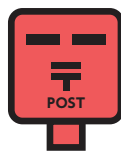
(1) Online requests



←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 (85 yen)



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) 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

Monday, December 28, 2026

- Notes: 1. You can request an application form online until Wednesday, December 16, 2026.
2. 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 12
- Online JKK Tokyo website> Residents of Municipally-Owned Housing, etc.
 - > Main Procedures for Municipally-Owned Housing, etc.
 - > List of Online ApplicationsNew 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

JKK Contractors: Report on Relief Activities in Disaster-Affected Area

In response to a Tokyo Metropolitan Government request, JKK Tokyo dispatched small-scale and emergency repair contractors (hereinafter, "JKK contractors") to support recovery efforts on Hachijo Island (Hachijo Town, Tokyo), which suffered extensive damage from a typhoon in October 2025.

Employees from JKK contractors visited the island four times, starting in October 2025, to carry out repairs on Hachijo municipally-owned housing units, which are sheltering disaster victims.

Since the worksite is a remote island, there was an ongoing shortage of the materials and tools normally used, and potential work delays were a major concern. However, the workers proceeded steadily with the repairs even under these challenging conditions.

As a result, JKK contractors were able to complete the work without any delays, making a significant contribution to ensuring proper housing for disaster victims. Hachijo residents were deeply grateful.

We sincerely thank you for your continued cooperation with and understanding of JKK contractors.



Yokoyama Construction, Shimizu Komuten, Hashizume Komuten, Tama Jutaku Hozen,
Tama New Town Service, Nakao



Let's Learn About Food Loss!



What we can do to reduce food loss



What Is Food Loss?



“Food loss” refers to food that is thrown away even though it is still edible. In FY2023, Japan recorded food loss of about 4,640,000 tons. This means that each person in Japan was responsible for 37 kilograms of food loss during that fiscal year, equivalent to 102 grams a day. Since 102 grams is about the weight of one *onigiri*, you can imagine how much is being wasted.

There are two categories of food loss: business food loss from companies, restaurants, etc., and residential food loss in individual households. Business food loss accounted for about 2,310,000 tons of the 4,640,000 tons, and residential food loss accounted for 2,330,000 tons.



Amount per person in Japan

Approx. 102 g per day

About 37 kg per year



Now, a question from Professor Panda!

Have you ever bought too much food or left food uneaten? If you have, write your experience in the space below.

Example: I couldn't finish the meal I ordered at a restaurant.

● When Does Food Loss Occur?



During harvesting

Harvested vegetables and fruits may be thrown away because they do not meet the quality standards for the market due to bad shapes, cuts, small size and other reasons.



During processing

Meat, fish, vegetables and other food that are processed at factories may be thrown away because they do not meet the quality standards for the market due to misprinted packaging, misshapen products, and other reasons.



During transport

Products may be thrown away because they or their packaging suffered damage while being transported to the supermarket from the farm or factory.



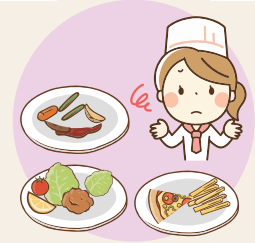
While being sold

Products at supermarkets may be thrown away because the expiration date passed before they were sold.



While being eaten

Leftover food from restaurant customers is thrown away.



Now you know that food loss occurs in various situations.

Next, let's think about what we can do to reduce food loss.



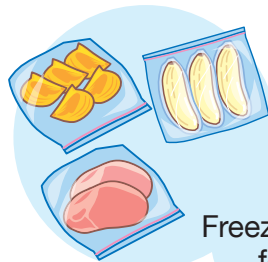
● What We Can Do to Reduce Food Loss



- When dining out or shopping for food, always think about appropriate proportions.
- Check the contents of your fridge and decide what to buy before going to the supermarket.
- Freeze leftover food and ingredients, or use them in a different dish.
- Know the difference between the “best by date” and the “expiration date.”
- ➔ For food past its best by date, check to see if it is still edible before throwing it out.
- When shopping at a supermarket, choose products that are in front on the shelves.
- ➔ Products in the front often have earlier expiration/best by dates.



Check your fridge!



Freeze leftover food!



Take products in front on the shelves!

Do you know the difference between the best by date and expiration date?



Best by date

This refers to the final date a product that is stored unopened in its original bag or container and handled following the instructions provided can best be enjoyed.

Even a product that is past its best by date can be eaten!



This date is printed on candy, cup noodles, and other products with a long shelf life.

Expiration date

This refers to the final date a product that is stored unopened in its original bag or container and handled following the instructions provided can be safely consumed.

Eating food past its expiration date is not recommended.



This date is printed on *onigiri*, sandwiches, *bento* and other food that can easily go bad.

● Summer Vacation Homework Support Section



Now that you have learned about food loss in detail,
try solving the questions below with your family!

STEP 1 Go to the supermarket with your family!

STEP 2 Make a list of everything you buy.

- ➔ Record the date you went to the supermarket.
- ➔ Check the best by/expiration date of everything you buy, and make a list.



STEP 3 Record the date you finished the food.

Here's an example:

Date of shopping (August 4, 2026)

Food bought	Best by date	Expiration date	Finished eating
Eggs	August 15, 2026	—	August 10, 2026
Tofu	August 20, 2026	—	August 15, 2026
Ice cream	—	—	—
Chocolate	April 10, 2027	—	—
Pork	—	August 7, 2026	August 7, 2026
Pastry	—	August 5, 2026	August 5, 2026

Some items have no date listed!



STEP 4 Check to see if anything is past its best by/expiration date.

- ➔ If something is past its best by date, discuss what to do with your family.
- ➔ If something is past its expiration date, please do not eat it.

STEP 5 Did you had to throw out anything?

- ➔ Circle one.
Yes / No
- ➔ If you circled “Yes,” please write the item name below.
Food thrown out:



STEP 6 Summarize your results.

If you circled “Yes” for Step 5:

- ➔ Think about how you could have avoided throwing out the food.

If you circled “No” for Step 5:

- ➔ Think about why you were able to finish all the food.

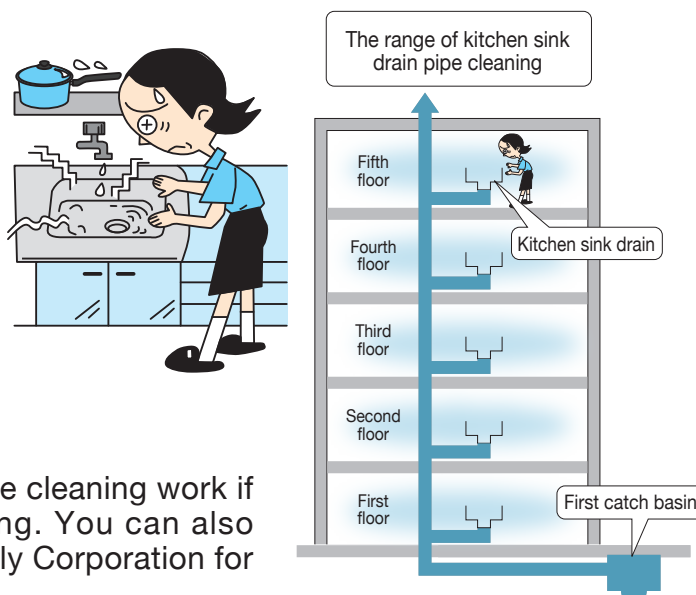


Kitchen Sink Drain Cleaning

The Tokyo Metropolitan Housing Regulations state that everyone must pay sufficient care to their residences and the common facilities, maintaining them properly. Due to this rule, Tokyo asks all residents to clean their kitchen sink drains (from the kitchen sink to the outdoor “first basin”) 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, this buildup may cause foul odors or clog pipes.

Drainpipes in mid- to high-rise residences are shared facilities that 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 all 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.



Beware of Fraudulent Home Inspectors, Door-to-Door Salespeople, and Similar Practices

There are reports of incidents in which individuals visit homes pretending to be disaster-preparedness equipment inspectors to steal money and other valuables.

Please note that in general, JKK Tokyo provides advance notice when its commissions residential fire alarm replacements and other inspections/work that require entry into a residence, and the workers always carry proper identification.

Be careful with visitors without an appointment. Keep your door chain on and respond to them through the intercom instead of opening the door.

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.

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 ② on page 12



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.



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 2026 and March 2027. 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

Water stoppages may cause leaks, so please take note of the points below.

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

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

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

When service resumes, water will flow from any faucets that are open, which can splash the surrounding area, overflow sinks and washbasins, and cause leaks. Please also follow the instruction below to avoid leaks while your water service is suspended.

- (1) For faucets whose tips rotate upward, be sure to face them downward and turn them off
- (2) Do not plug sink and washbasin drains
- (3) Tell your family members not to leave the faucets on

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

After your water service is restored, please run all faucets for a while to ensure that the water is clean (not milky or red) before using toilets and baths/showers. Please note that neither JKK Tokyo nor the contracted cleaning services will accept any liability for water leaks caused by leaving faucets open.



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**

 **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.



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



Access the non-emergency housing unit repair request email form



 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



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