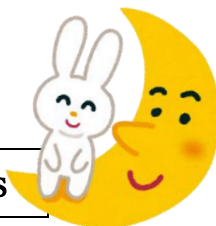


Dear Residents of
Kita City Municipal Housings,

AUGUST 2024 (REIWA 6)



Notice from Reception Officers of Kita City Municipal Housings



Reception Officers for Kita City Municipal Housings
Tokyu Community Corp.
(Designated Management Agent)
Direct Dial: 03-3908-1523

Re: Submission of Income Declaration (収入申告書)

This is only for the residents who have not yet submitted

The deadline of submission (July 28, 2024) has passed already. The residents who have not submitted whole documents or a part of documents are strongly requested to submit immediately.

If no submission done, the rent of the similar private housing nearby will be applied for the year of 2025 which please note.

RE: Rent(usage fee) for the year of 2025

Based on the 「Income Declaration of Municipal Housing(区営住宅収入申告書)」 submitted by you, we will certify the Income of Resident and decide the rent for the year of 2025(April 2025～) in accordance to the categories of certified income level.

During the year of 2025, if the certified income exceeds the following income standard (monthly amount of the certified income), such resident will be certified as an Over-income Earner or High-income Earner.

■Over-income Earner Standard■

General resident : ¥158,000 円 (specific resident : ¥214,000 円)

■High-income Earner Standard■

High-income standard : ¥313,000 円

If you meet the above criteria, please consider your life plan and prepare the possible relocation at the right timing. Regarding to the Over-income Earners certified in the year of 2024, we had sent the 「Certification Notice to the Over-income Earner」 before.

※Because Kita City Municipal Housing(KUEI JUTAKU) is the system of Public Housings to supply housings to low income families which are facing with difficulty to secure housing, and therefore, the Over-income Earner shall have a duty to make utmost effort to return the housing. And, if you have been certified as a High-income Earner, we shall send you a request to return the housing unit.

■The notice on the rent amount for the year of 2025■

Around the end of February 2025, we will send you the notice on the rent amount for the period of Apr. 2025 – Mar.2026(The Notice of the Income Certification and the Notice of the Decision of Rent amount of Kita City Municipal Housings etc.)

Rules in the daily life

■It's prohibited to leave personal belongings in the corridor, stairs and balcony, ■

Corridor, stairs and balcony are important evacuation route in emergency, such as fire or earthquake. If you leave some goods, bicycle, or planter etc., it will become obstacles in daily passing and emergency evacuation.

Furthermore, leaving personal belongings in public space would cause arson or other crimes.

※Actually, there have happened suspicious fires to the personal belongings left in the public spaces of some of the Municipal Housings of Kita-ku.

If any personal belongings left there, please clean up immediately.



■No Parking Allowed■

Municipal Housings have no Car Parking Place. Parking is prohibited except for vehicles with prior written permission for handicapped person or public duties.

Please use the private parking nearby.

■No Pet, No Breeding on the premises■

Breeding pet or any animals is strictly prohibited.

※Of course, it is strictly forbidden to keep pet(s) of acquaintance even for a short time or to breed stray cat, dog, pigeon etc.



■Be aware of LIFE NOISES■

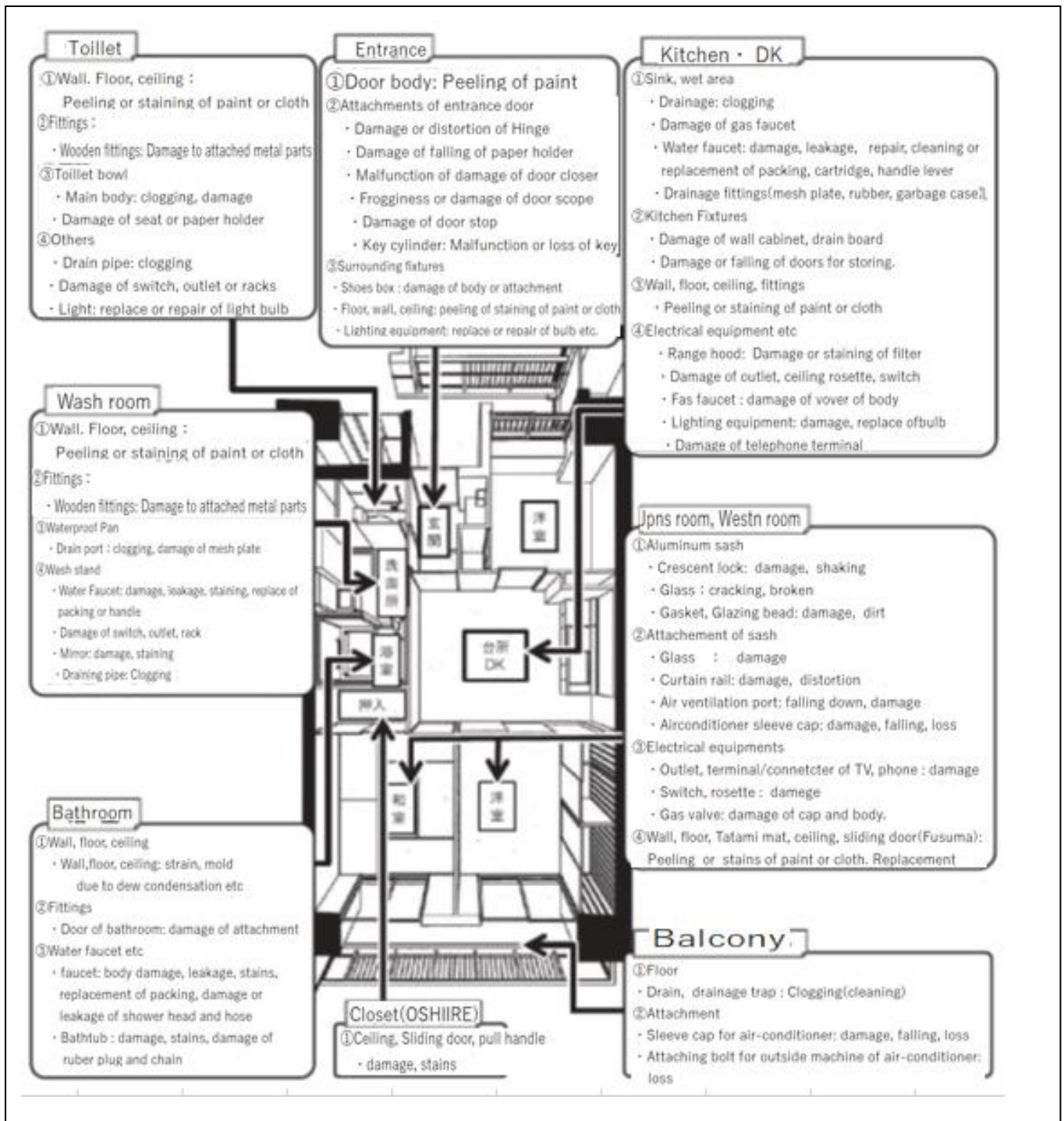
Due to the structure of the building, the sound is easily transmitted to the surroundings (up, down, left and right), and even a small sound will echo loudly. It echoes not only on the lower floors, but also on the upper floors and the rooms on the left and right.

Repairs that residents should bear the cost

When you need to make some repair in your daily life, you sometimes may not know how to do.

Main repairs that residents should bear the cost are listed as below. If anything is not clear when actually you need repair, please contact to reception counter of Kita City Municipal Housings.

◎Following items are main items that are likely to occur daily and the resident should bear the cost. (Because there are many items, only main items are listed. Please take note.)



Thank you for your cooperation to the questionnaire conducted by us.

Thank you for your cooperation to the questionnaire. We received answers from 167 residents (collection rate: 28.4% of 587 residents)

We hereby reply to some requests or questions that were frequently asked through the survey of this time.

※ As explained in the questionnaire, this questionnaire was done by anonymous method, so we cannot reply to all of all questions or request individually. If any individual question or opinion, please contact reception counter.

Opinion①

The manner putting out garbage is bad. / Many garbage is put out on the days other than designated day and time. / No separation in accordance of the regulation is done.

【Reply】 We are still receiving many complaints on the improper putting of garbage.

If you have made the violation of garbage disposal manners, please improve it immediately. Although the Residents' Associations are working hard to solve the problem of garbage in houses, but the number of complaints about the disposal of garbage is not decreasing. We have already taken care of some of the apartments that have been consulted with our office. Namely, based on the request, we have made some cautionary note(in multiple languages) or directly contacted with the manner violator that was identified. Please feel free to contact us if our possible help is required.

Opinion②

Bothered by noise

【Reply】 Although the public relations paper has taken up many times to call your attention to life manner, but we are still receiving many complaints on the noises especially in the nighttime and early morning.

Although we are regularly calling attention in such PR papers or bulletin board etc. and sometimes making direct phone call to the concerned residents, the frequency of complaint to the 『NOISE』 is still increasing. Because the sound is transmitted and echoing up, down, left and right, please do not make loud noises late at night or early morning by using vacuum cleaner or washing machine, or talking loudly so as not to disturb other residents nearby.

Opinion③

Re: the manner to use bicycle parking lot.

- Some bicycles are not placed properly.

- Space of parking lot is too small
- There are personal belongings stocked in the bicycle parking space.
- Someone has put trash/garbage in my bicycle basket. etc.

【Reply】 As to the expansion of parking lot, even if enough space can be secured, if the requirement of the Building Standard Act is not satisfied, such expansion may not be permitted, please understand.

By the way, the management of the bicycle parking lot is done by the Association of the Residents(A.R. : JICHIKAI). If there are any bicycles that seem no longer in use, please contact A.R. to sort out or dispose of them regularly.

The administration of the bicycle parking lot is trusted to the residents and A.R. (or each building if there is not A.R.) If no regulation or rule on the space distribution or usage is not decided yet in your apartment, please create it by all residents and share it with all residents.

As to the management method, we can also introduce the example of other apartments, please feel free to contact us for information.

If you need to stick some cautionary poster in the parking space, you can tell us the content to ask us to make such poster for you.

*Including the existing rules and regulations, we can make a translation in English and Chinese. Please contact us, if necessary.

Opinion④

I would like the front door and common areas to be painted.

【Reply】

The steel parts of the common areas are included in the scope of planned repairs. This will be a major construction project that requires the erection of scaffolding. Painting to the steel parts will be carried out approximately every 10 years(subject to actual situation of the building or circumstance), while checking the condition.

Opinion⑤

I hope the interior of my housing to be barrier-free.

I want a slope to be installed to eliminate the difference in height level in my housing. I want handrails installed.

【Reply】

At present, there are no plans to make the interior barrier-free. If it's necessary, you will need do it yourself, please understand.(If you make remodeling to change original specification, you should make a restoration when move out.)

We fully understand the condition of the interior equipment is old. If any new policy is done, we'll make advice to the residents soon.

In the meantime, regarding to the installment of handrails, it will be done only when the vacant housings will be repaired, but if the housings using now, it will need to made by the resident.

As for the barrier-free, Kita City may provide subsidies for renovations to make it. Please contact with the welfare center for elderly ^{こうれいしゃ}高齢者あんしんセンター in the area of your apartment.

Opinion⑥

Because of increase of elderly residents, the activity of Residents' Association (自治会) can not be proceeded smoothly. Some of the residents will not join the cleaning activity and/or staff meeting of the Association held every month. There are some residents who do not keep the collection deadline for the Association fees or who do not pay them.

【Reply】

Municipal Housings(KUEI JUTAKU) is different from private-run apartment, namely, a certain portion of the on-site management should be done by residents, so that the very cheap usage fee(rent) can be applied.

We sincerely hope that you can understand the nature of the Municipal Housings (KUEI JUTAKU) and participate in the Residents' Association's(or each building's) activities actively. Of course, you are requested to make sure to pay the necessary fees to be paid to the Association. However, we know well that many of the apartments are Increasing elderly residents and it is making the activity of the Residents Association difficult, through the information from residents. Regarding to the cleaning or weeding, it may be possible to outsource to outside contractor by the Residents' Association, please consider well within the Association. We may be able to introduce contractor, if necessary. (Some apartments have been introduced such contractor by us already.)

Opinion⑦

As the number of foreign residents is increasing, I would like you to improve your communication and public relations activities. I would like you to explain proper etiquette and rules.

【Reply】

Our office can also provide support in English and Chinese, and provides phone contact or documentation in such foreign languages. As to the PR information, we are creating English/Chinese versions too, which we hope that each apartment can use them well.

If you have any question or opinion but it's difficult to communicate in Japanese, you can make it in English or Chinese. Please feel free to contact us.

When foreign family becomes a new resident, we are also explaining the rules and manners to be kept after move-in in English or Chinese.

□□■ Say a few words from Reception Officer ■□□■□□□



The rice shortage is serious. The other day, I went to five or six supermarkets and rice shops before finally being able to buy some brown rice.

I remember when the coronavirus first hit, there was a serious shortage of mask and we were in a lot of trouble.

It's not good to hoard, but I think it would be better to be a little more sensitive to information.

区営住宅受付担当 東急コミュニティー 別府

Mr Beppu, Reception Officer,
Kita City Municipal Housings Officer,
Tokyu Community Corp.