

9. Housing and Utility Services - Electricity, Gas, Water, and NHK (Television) Fees

(1) Finding Housing

Private Housing

You may look for properties to lease in housing information magazines or through a real estate agent. When you go to a real estate agent, you should bring a person who speaks Japanese along, because there are a number of conditions attached to rental agreements.

Tenancy Requirements

- a) Guarantor (*HOSHO NIN*) ----- A guarantor is always necessary when entering a housing agreement.
- b) Rent (*YA CHIN*) ----- The monthly rent
- c) Key Money (*REI KIN*) ----- One time payment, if any, made to the landlord when a rental agreement is made; nonrefundable.
- d) Deposit ----- Paid to the landlord as a security for delay of rent payment or repairs. When the rental agreement is terminated, unpaid rents, etc. are assessed and subtracted from the deposit. Any remaining money is returned to the tenant.
(*SHIKI KIN* or *HOSHO KIN*)
- e) Maintenance fees ----- Electricity and maintenance fees for common areas such as stairs, corridors and elevators which tenants bear.
(*KYOUKEKI HI*)
- f) Realtor's fees ----- This is a fee paid to the real estate agent for arranging the housing agreement.
(*CHUKAI TESU RYO*)
- g) Other ----- There may be other fees for parking spaces, etc.

Public Housing

<Aichi Prefectural Housing>

[Inquiries] -- Aichi Prefecture Housing Company• East Mikawa Housing

Administration TEL : 0532-53-5616 (see map on p.109)

<Toyohashi Municipal Housing>

[Inquiries] -- Toyohashi City Hall Public Housing Division TEL: 0532-51-2600

(see map on p.109)

* The application procedure and qualifications are different than those for private housing. Also, there are various application periods. Please ask the above for details.

Cancelling a Housing Agreement

When you move or return to your home country and would like to cancel your housing agreement, you must notify your landlord (1 or 2 months) beforehand, according to the rental agreement. If you move out without notifying or notify just before leaving, your deposit may not be returned.

(2) Electricity, Gas, and Water Services

Application

When you move in, please ask the real estate agent or your landlord about electricity, gas, and water service procedures and payment.

If you would like to directly apply on your own, please contact the following:

* No English-speaking staff available.

Electricity ····· Chubu Electric Toyohashi Branch Office TEL : 0532-74-2100

Utility Gas ····· Chubu Gas Toyohashi Branch Office TEL : 0532-32-5511

Propane Gas ··· Contact information should be written on the installed gas cylinder.

Water Service·· Toyohashi Waterworks Department Meter Reading Group
TEL : 0532-51-2712

Payment Methods

You will be billed every month. (Water bills come every 2 months.)

a) Account Transfer ··· It is automatically paid from a designated bank account.

b) Payment with Transfer Form (FURIKOMI-YOSHI)··· a transfer form will be mailed to you. Pay with this at a financial institution or major convenience store within the payment period.

* Procedure for Account Transfer (see 13. Bank p.67)

Ending Services

When you would like to stop using utility services because you are moving or returning to your home country, you should first contact either your landlord or the companies you contacted for the services. Please make sure to pay the usage fees to the last day of service.

Please confirm the method of payment with your landlord or each individual company.

(3) NHK Receiving Fee

NHK is a public broadcasting company, and everyone who has a television must pay a receiving fee. Payments can be made by either directly paying the NHK money collector or by paying at a financial institution every 2 months. (You may pay every 6 months or every year as well.)

* It is also convenient to pay your NHK receiving fee through an account transfer. The procedure is the same as for "Electricity, Gas and Water"

(4) Things you must do when you move or return to your home country

When you move or return to your home country, it is necessary to complete several procedures with the local government and public service companies. Be especially careful not to forget the following:

Alien Registration Card	Citizens Registry Division (SHIMIN-KA)	p.19
Notification of Change of Address (moves within Japan)	Citizens Registry Division (SHIMIN-KA)	p.19
National Pension	National Health Insurance & Pension Division (KOKUHO NENKIN-KA)	p.79
National Health Insurance	National Health Insurance & Pension Division (KOKUHO NENKIN-KA)	p.79
Move-out of Elementary and Junior High School Students	Citizens Registry Division (SHIMIN-KA) School Education Division (GAKKOU KYOIKU-KA)	p.19 p.83
Child Allowance	Children's Welfare Division (KOSODATE SHIEN-KA)	p.85
Telephone		p.55
Water, Gas and Electricity Services		p.37
Mail		p.61
Other	Notification required for your bankbook, driver's license, credit cards and NHK receiving fee.	