

Chapter 4 Looking for Housing

1 Types of Japanese Housing

[Ownership]

Housing that one has bought and owns. This includes standalone houses and apartment units. When one buys or builds a home, there are many procedures and contracts involved.

[Renting and Leasing]

Housing that one rents from a landlord. After signing a [lease], one lives in the housing paying the agreed upon rent. Please check these contracts in their entirety.

[Public Housing]

Housing that one rents from the city or the prefecture. If eligible, even those with low-income can rent at a low cost. For more about eligibility, please inquire for more information at the Building & Housing division of the city hall.

- For municipal housing (renting from Miki City), please inquire with the Miki Building & Housing division.

Miki City Hall – Building & Housing Division ☎0794-82-2000

- For prefectural housing (renting from Hyogo Prefecture), please inquire with the Harima-Meimai Management Office of the Hyogo Prefectural Housing Supply Corporation. ☎078-912-4110

[UR Rental Housing] are properties available for rent from the Urban Renaissance Agency (UR). Though there are also eligibility requirements, foreign nationals can also rent via UR. For more information, please consult UR.

<https://www.ur-net.go.jp/chintai/>

- *Welcome Chintai* <https://www.welcome.jpm.jp/>

A site run by the international exchange committee of the Japan Property Management Association, dedicated to helping foreigners in their housing search.

(Available in Japanese, English, Chinese, and Korean.)



Apartments



Condominiums



Houses

2 Common Terms related to Housing

Real Estate Agency	A business that introduces its customers to different properties. Consult here when searching for a new home.
Landlord	The one who lends the property. The person you consult for any problems that occur in a rented property.
Rent	The money that the renter pays the landlord every month.
Guarantor	In cases where the renter is unable to pay rent, the guarantor must pay the amount instead.
Security Deposit	An amount paid by the renter when they have decided on their new home. Usually about 1-3 month's rent's worth. The deposit is used by the landlord if the renter is unable to pay rent, or for necessary repairs after the renter moves out.
Key Money	An amount paid by the renter as a 'gift' to the landlord. Usually about 1-2 month's rent's worth.
Brokerage Fee	A fee paid to the agency for finding a suitable property.
Administrative Fees (Shared facility fee)	Fees to cover the maintenance, cleaning, and electricity costs of communal spaces such as hallways and stairways.
Renewal Fee	A fee paid when renewing a lease or rental agreement.

3 Electricity, Gas, and Water

To start or stop your electricity, gas, and water, you must contact each relevant company. Once you have decided on your moving date, call as soon as possible. Be sure to contact and consult with your landlord as well.

※ Utility companies can differ from neighborhood to neighborhood. Ask your landlord for more information.




3-1 Electricity

Apply to your electric utility company via internet or phone. On the utility starting date, you will be able to use electricity once the breakers have been turned on.

Kansai Electric Power (*Kansai Denryoku*)


(Excl. Year-end & New Year 9 : 00~19 : 00)


 0800-777-8810

3 – 2 Gas

Apply to your local gas retailer or liquid petroleum (LP) gas sales company via internet or phone. On the utility start date, someone from the gas company will come and turn on the gas after checking the facilities. Then, they will show you how to use the gas appliances.

Because starting and stopping gas requires the presence of a professional, be sure to contact them sooner rather than later.

Osaka Gas – Customer Center (Monday - Saturday 9 : 00~19 : 00)
(Sunday & Holidays 9 : 00~17 : 00)
 0120-794-817

Kansai Electric Power
(Excl. Year-end & New Year 9 : 00~19 : 00)
 0800-777-8810




※ For gas leakages:

There will be a phone number on the stopper of the propane gas cylinder.

Osaka Gas – Gas Leakage Hotline (24/7, 365 days a year)
 0120-719-424

3 – 3 Water

When you move or decide to start using water at a new place, submit an application to the the [Miki Water Supply – Customer Center] once you have decided a utility start date.

Miki Water Supply – Customer Center (Monday - Friday 8 : 30~17 : 00)
 0794-82-2010

