

(1) Housing

① Finding a house

Public housing

This is housing that the prefectural or municipal government rents at affordable rates.

However, there are certain requirements for eligible tenants and only those who meet them can apply.

Foreign nationals who meet the requirements can also apply for public housing.

Rental applications for most of the public housing are only accepted during designated application periods.

Also, a lottery is used to select tenants.

☆ Useful websites:

Osaka Prefectural Housing Corporation

<https://www.osaka-kousha.or.jp/> (Japanese)

Designated public rental housing

<https://www.osaka-kousha.or.jp/x-rsppref/index.html> (Japanese)

Municipal housing in Izumisano City

http://www.city.izumisano.lg.jp/kakuka/toshi/kenchiku/menu/siejutaku_about.html (Japanese)

UR housing

<https://www.ur-net.go.jp/chintai/kansai/> (Japanese)

Private rental housing

In Japan, there are unique payments that must be made when you rent an apartment or house.

Please read the lease agreement carefully and make sure you fully understand it before signing.

You may be required to pay up to five to six months' rent as a down payment to rent an apartment or house in Japan.

Down payments required when leasing	
Rent (<i>Yachin</i>)	Rent is paid monthly. When you move into a new place, you will need to pay your first and second month's rent.
Deposit (<i>Shikikin</i>)	This is money given as a deposit to a landlord. The amount is usually equivalent to one to three months' rent in the Kansai area. When you move out, <u>your landlord will return your deposit</u> after deducting any cleaning costs and for any damage that is beyond normal "wear and tear."

2. Living and Housing

Key money (<i>Reikin</i>)	This is a <u>non-refundable</u> gratuity payment to the landlord. The amount is usually equivalent to one to two months' rent.
Commission (<i>Chukaitesuryo</i>)	This is money paid to the real estate agent who introduced the place to you. The amount is usually equivalent to one month's rent.
Management fee (<i>Kanrihi</i>)/ Maintenance fee (<i>Kyoekihi</i>) (for apartment tenants)	This is a monthly payment for expenses that all the building tenants share. It is used to cover the equipment maintenance fees, electricity bills, cleaning costs, etc. of the building's common areas.

② Moving in/out

A Moving to Izumisano city

Moving from overseas

You need to submit a moving-in notification and register as a resident at Izumisano city hall within 14 days of establishing a place of residence.

<What to bring>

- Passport
- Residence card (if issued upon entry)

Moving from other cities in Japan

You need to submit a moving-in notification and change the address on your residence card at Izumisano city hall within 14 days of moving to your new residence.

<What to bring>

- The moving-out certificate issued by the municipal office of your previous residence.
- Something that has your “My Number” on it (e.g., My Number Notification Card or My Number Card)
- Residence card

B Moving within Izumisano city

You need to submit a notification of change of address and change the address on your residence card at Izumisano city hall within 14 days of moving to your new residence.

<What to bring>

- Something that has your “My Number” on it (e.g., My Number Notification Card or My Number Card)
- Residence card

C Moving to other cities

You need to submit a moving-out notification and get a moving-out certificate at Izumisano city hall.

(Please submit your moving-out notification within 14 days of your expected move-out date.)

You will need this moving-out notification when you submit your moving-in notification at the municipal office of your new city.

<What to bring>

- Residence card

D Moving overseas

You need to submit a moving-out notification at Izumisano city hall. (Please submit your moving-out notification within 14 days of your expected move-out date).

<What to bring>

- Something that has your “My Number” on it (e.g., My Number Notification Card or My Number Card)
- Residence card

2. Living and Housing

Please contact the Citizens' Affairs Division for information about other required procedures.

★Where to make enquiries and follow procedures:

Citizens' Affairs Division

TEL: 072-463-1212 (extension: 2111 to 2118)

2. Living and Housing

③ **Neighborhood association/Residents' association**

In Japan, there are community associations called “*Chonaikai*” (neighborhood associations) and “*Jichikai*” (residents' associations).

Their activities are supported by membership fees.

The main activities of “*Chonaikai*” or “*Jichikai*” include:

- Neighborhood watch activities
- Disaster preparedness training
- Holding events where residents can interact with each other, such as town festivals, etc.
- Cleaning neighborhood public parks, etc.

“*Kairanban*” are notifications that members of the “*Chonaikai*” or “*Jichikai*” receive from the municipal office and they contain notices, important information, etc.

When you finish reading them, please pass them along to your neighbor.

2. Living and Housing

④ Pets

Pets can easily cause problems with neighbors due to issues such as noise, droppings, etc.

In Izumisano city, a person who does not clean up after their dog on the street will be fined.

If you have pets, please follow your local community's rules and manners.

You may not be allowed to have pets in some apartment buildings. Please check before moving in if your building allows you to have pets.

For dog owners

Dog owners are required to do the following:

- Get their dog vaccinated for rabies once a year (for all dogs who are 91 days old or older) and register the record of the vaccination (registration fee: 550 yen)
- Register their dog (registration fee: 3,000 yen)
- Notify if the owner's name or address changes
- Notify if owner of the dog changes
- Notify when the dog dies

★Where to make enquiries and follow procedures:

Health Promotion Division

TEL: 072-463-1212 (extension: 2311 to 2318)