

Housing

Searching for a House or Apartment

There are many different types of housing available in Kutchan. When looking for accommodation, you should contact a real estate agency. If you are not fluent in Japanese, you should bring along someone who can interpret for you to facilitate the procedure. The style of rooms in Japanese houses and apartments are symbolised by K (kitchen), D (dining room) and L (living room), for example, 2DK or 3LDK. The size of a room is measured by the number of tatami mats. Public housing in Kutchan is announced in the town magazine when vacancies become available. Public Housing applications are subject to certain conditions.

The size of a room is estimated by the number of tatami mats

One tatami mat = 1 jo (0.9 m x 1.8 m)

Land and housing lots are estimated by tsubo

1 tsubo = 2 jo (approximately 3.3 m²)



Contracts

After you have found accommodation, you can enter into a rental contract. Prior to signing or stamping your seal on the contract, please confirm what you need to pay carefully. There are some things particular to renting in Japan, such as reikin (non-returnable gratitude money or "key money").

Yachin (rental fee): Yachin is the monthly rent. You may have to pay a full month's rent if you move in mid month.

Shikikin (refundable deposit): This is money (equivalent to one or two months' rent) provided to the landlord as security for your rent. It is returned to you when you move out. However, if you do not pay the rent or if the property needs repairing through negligence, this money may be used by the landlord to cover the amount of rent or repair cost owed.

Reikin (gratitude money): This money (equivalent to 1-3 months' rent) is given to the landlord and/or real estate agency. It is not refundable.

Chukairyo (realtor's fee): This is commission paid to the real estate agent. This fee is usually equivalent to one month's rent.

Kanrihi (management fee): This is to be paid together with the rent to the landlord as a component of house or apartment management costs.

When you sign a contract, you will normally have to pay the equivalent of about six months' rent although this depends largely on the landlord.

住宅

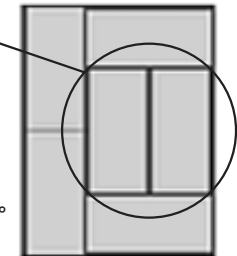
住宅の探し方

住宅にはアパート、貸家、下宿などがあります。一般的に、住宅を借りるときは民間の不動産業者に仲介を頼んで探します。トラブルを避けるためにも日本人を同伴の方がよいでしょう。日本の住宅は寝室、台所（K）、食堂（D）、居間（L）を組み合わせて、2DKや3DKと呼びます。部屋の広さは畳の枚数で表します。町営住宅については、空き室がある場合には広報くっちゃんて募集します。町営住宅には入居条件があります。

部屋の広さは畳の枚数で表します。1畳 = 0.9 m x 1.8 m

土地や住宅は坪で表します。1坪 = 2畳

1 tsubo = 2 jo



契約

住みたい家が見つかったら、借りる契約を結びます。敷金など日本独特の制度があります。確認の上、必要なお金を支払ってください。

家賃... 1カ月分の部屋代のこと。月の途中で入居しても1カ月分の家賃を払う場合があります。

敷金... 家賃支払いの担保として入居時に家主に預けておくお金。通常、家賃の1～2カ月分です。退去時に返還されるのが普通ですが、家賃の滞納や住宅の汚れなどがある場合には家賃や修繕費に充てられます。

礼金... 家主に対する謝礼で、解約しても戻ってきません。

仲介料... 不動産業者に払う手数料。通常家賃の1カ月分です。

管理費... アパートを管理するための費用。家賃と一緒に毎月払います。

住宅によって異なりますが、契約に際してはおよそ家賃の4～6カ月分くらいのお金が必要です。

Housing

Contract Cancellation

You should inform the landlord one month in advance if you would like to cancel the contract. As a general rule, the refundable deposit will be returned to you. You may not be able to receive the full amount if there is damage to the rental property. In cases of serious damage, additional payments may be required.

Moving Procedures

Prior to moving into a rental property, you will need to connect the electricity, gas and water. Please see page 30 for water service and page 34 for electricity and gas. When you move out you must pay any outstanding charges and rates. It is recommended to inform your local post office of your change of address in time to have your mail delivered to your new address.

Neighborhood associations / Chonai-kai, Jichi-kai

Most municipalities in Japan have neighborhood associations called "Chonai-kai" or "Jichi-kai" organized by the residents. Their function includes anti-crime activities, disaster drills, streetlight and "gomi (garbage) station" service, neighborhood social events such as festivals and passing on bulletins from the municipal office. The activities are funded by resident member's fees. Foreign citizens, too, can become a member if they are residents. Please ask your neighbors to apply for membership.

Banks, ATMs & Postal Service

Banks in Kutchan

Hokuyo Bank, Kutchan branch, North 1, West 1

☎0136-22-0181

Hokkaido Roudo Kinko (Workers' Credit Union) Kutchan branch, South 1, East 1

☎0136-22-0459

Hokkai Shinyo Kinko (Credit Union), Kutchan branch, South 1, West 1

☎0136-22-1155

JA Yotei (Agricultural Co-operative), Head Office, South 1, East 2

☎0136-21-2511

☎ = Phone

Bank Trading Hours

Banks are open from 9am to 3pm and closed on Saturday, Sunday and national holidays.

住宅

解約

解約するときは1カ月前に家主に知らせます。敷金は原則として返金されます。住宅の破損、汚れなどがある場合には、敷金は返金されない場合があります。破損などがひどい場合にはその修繕費として追加料金を支払う場合もあります。

引っ越し手続き

引っ越しをして転入した後、または転出する前には電気、ガス、水道の手続きをします。水道は31ページ、電気、ガスは35ページをご覧ください。転出の場合は料金の支払いを済ませます。郵便局で転入、転出の手続きもしておきましょう。

町内会・自治会

日本では大抵どこの市町村でも「町内会」や「自治会」と呼ばれる住民組織があります。防犯活動、防災活動、お祭りなどの集まり、街路灯やごみステーションの管理、役所などからのお知らせを回す回覧板などの活動をしています。活動は住民の会費で運営され、外国籍であっても住民であれば参加できます。入会の相談は近所の人にしてください。

金融機関・郵便

町内の金融機関

北洋銀行倶知安支店(北1西1)

☎0136-22-0181

北海道労働金庫倶知安支店(南1東1)

☎0136-22-0459

北海信用金庫倶知安支店(南1西1)

☎0136-22-1155

J A ようてい本所(南1東2)

☎0136-21-2511

営業時間

窓口の営業時間は9～15時で、土・日曜、祝日は休みです。



☎ = 電話番号