

Housing local companies association

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, 2LDK 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 and website 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 × 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・町内会

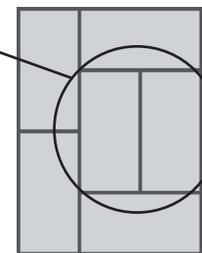
○住宅の探し方

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、2LDKや3LDK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、広報くっちゃんおよび倶知安町HPで募集します。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 × 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…家主に対しての謝礼で、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。

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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 40 for water service and page 46 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 / Chonaikai

"Chonaikai" is neighborhood and local companies associations for the improvement of the community and environment for local area. Their functions are listed below.

e.g.) Pick up the garbage in the street, cleaning the garbage station, plant flowers in the street, corporate snow removal, announcement and organize the removing snow day, social communication events, patrol for crime prevention, street lights set up, bearing the electricity bill and the bulletins of the suspicious person (neighbors watch).

Chonaikai organizes the garbage station, removal snow and cleaning, so you may not use the garbage station if you don't join the Chonaikai.

The property owner and resident are recommended to join the Chonaikai to keep the local environment clean and tidy. The activities are funded by resident member's fees.

Please ask your land lord or Chonaikai federation.

A **Q** Chonaikai federation (Social Welfare Consultation office) ☎ 0136-22-4150

Banks, ATMs & Postal Service

Banks in Kutchan (Bank Trading Hours : 9am-3pm on weekdays)

Hokuyo Bank, Kutchan branch, North 1, West 1

☎ 0136-22-0181

Hokkaido Rodo Kinko (Hokkaido Labour Bank), Kutchan branch, South1, East 1

ATM Business Hours : 8:45am-6pm on weekdays, 9am-5pm on Saturday, Sunday and national holidays

☎ 0136-22-0459

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

ATM Business Hours : 8:45am-6pm on weekdays, 9am-5pm on Saturday, Sunday and national holidays

☎ 0136-22-1155

JA Yotei, South 1, East 2

☎ 0136-21-2511

A = Application / **Q** = Question / **☎** = Phone

住宅・町内会

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41ページ、電気・ガスは47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

町内会とは、同じ地域に住む人々や企業などによる、親睦や生活環境の改善・向上を目的とした集まりで、下記のような活動を行っています。

例) ごみ拾い、ごみステーションの掃除、花植え、共同の除排雪作業、排雪日の調整・周知、親睦・交流、町内の防犯パトロール、街路灯・防犯灯の設置・管理、電気代の負担、不審者情報等の回覧など

地域の環境を保つ上で、不動産所有者、住民は、町内会に入ることを勧めます。活動は、住民の会費で運営されています。

各地区連絡先は、家主、町内会連合会までお問い合わせください。

☎ 倶知安町町内会連合会 (事務局・倶知安町社会福祉協議会)

☎ 0136 - 22 - 4150

金融機関・ATM・郵便

町内の金融機関 (窓口営業時間 平日 : 9時~15時)

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)

ATM 営業時間 平日 : 8時45分~18時、土日祝 : 9時~17時

☎ 0136 - 22 - 0459

北海道信用金庫倶知安支店 (南1西1)

ATM 営業時間 平日 : 8時45分~18時、土日祝 : 9時~17時

☎ 0136 - 22 - 1155

ようてい農業協同組合本店 (南1東2)

☎ 0136 - 21 - 2511

☎ = 申し込み・申請先 / **☎** = 問い合わせ先 / **☎** = 電話番号