

市営住宅 入居申込のご案内

Guide to Municipal Housing

Housing Division, City Development Department

Suzuka City Government, 10th Floor

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Based on the Public Housing Law, the national and city governments provide low cost public housing constructed by tax for citizens with low income. Thus, those who wish to live in municipal housing must fulfill certain requirements including those designated by the Public Housing Law and Suzuka City Ordinance for Management of Public Housing. (Details are described in the following pages.)

〈入居者募集対象市営住宅一覧〉

[Municipal Housing in Suzuka]

The Suzuka City Government accepts applications for the following municipal apartments.

| Name/ Location/ Application | Structure | Floor Plan | No. of compart- ments | Year Complete d | Notes | School District |
|--|---|---|-----------------------------|-----------------------|-------------------|--|
| Minami-Asahigaoka Minami-Asahigaoka 3 chome Waiting list | 1-story simple fireproof construction 2DK | Two 6-mat rooms | 32 | 1961- 1963 | For single use | Asahigaoka Elementary School, Shiroko Junior High School |
| | | One 6-mat room One 4.5-mat room | 13 3 | 1964 | | |
| Okada Okada 3 chome Waiting list | 4-story mid-rise fireproof construction 3DK | One 6-mat room Two 4.5-mat rooms | 152 | 1974- 1975 | | Makita Elementary School, Sotoku Junior High School |
| | | One 6-mat room One 4.5-mat room One 3-mat room | 64 | | | |
| Yasuzuka Yasuzuka-cho Waiting list | 4-story mid-rise fireproof construction 3DK | Two 6-mat rooms One 3-mat room | 176 | 1976- 1978 | | Tamagaki Elementary School, Chiyozaeki Junior High School |
| | | One 6-mat room Two 4.5-mat rooms | 64 | | | |

| | | | | | | |
|--|--|---|-----|---------------|--|---|
| Ichinomiya Ichinomiya-cho Waiting list | 4-story mid-rise fireproof construction 3DK | Two 6-mat rooms One 4.5-mat room | 96 | 1980- 1981 | | Ichinomiya Elementary School, Kambe Junior High School |
| | | One 6-mat room One 4.5-mat room One 3-mat room | 56 | | | |
| Tomiya Tomiya 3 chome Waiting list | 4-story mid-rise fireproof construction 3DK | Three 6-mat rooms | 80 | 1982- 1985 | | Kawano Elementary School, Kambe Junior High School |
| | | Two 6-mat rooms One 4.5-mat room | 56 | | | |
| Sakurajima Sakurajima-cho 5 chome Lottery | 4-story mid-rise fireproof construction 3DK | Three 6-mat rooms | 176 | 1982- 1988 | | Sakurajima Elementary School, Shiroko Junior High School |
| | | Two 6-mat rooms One 4.5-mat room | | | | |
| Heights Asahigaoka Naka-Asahigaoka 3 chome & 4 chome Lottery | 4-story & 5-story mid-rise fireproof construction 3DK | Three 6-mat rooms | 280 | 1987- 1996 | | Asahigaoka Elementary School, Shiroko Junior High School |
| | | Two 6-mat rooms One 4.5-mat room | | | | |
| Takaokayama Morinosato Takaokadai 4chome Lottery | 3-story mid-rise fireproof construction 3DK | Three 6-mat rooms | 120 | 1993- 1998 | | Ichinomiya Elementary School, Kambe Junior High School |

〈随時募集のご案内〉

I. [Waiting List]

There are no municipal apartments presently available in Suzuka. If you wish to live in a municipal apartment, please submit a provisional application form, and register your name on the waiting list. (The formal application procedure and qualification screening will be performed when your turn comes.)

*However, please note that you may have to wait for about three years till your turn comes since there are many people on the waiting list.

- a. Period: Whenever the city hall is open
- b. Hours: 8:30 am to 5:15 pm

- c. Site: Housing Division, Suzuka City Government, 10th floor
*We do not accept applications by mail or e-mail, since we issue receipt slips according to the order of application.
- d. Procedure: Please fill out and submit the provisional application form for municipal housing available at the Housing Division. Please bring your personal seal with you. (Non-registered seals are acceptable.)

〈抽選会のご案内〉

II. [Lottery]

Applications are accepted twice a year (in July and January) only if compartments become available at municipal apartments whose residents are selected by lottery. Lotteries are held among those who have been confirmed to be qualified for residence.

- a. Period: To be announced in the Suzuka Newsletter (You will be informed in both the July and January 5th issues)
- b. Hours: 8:30 am to 5:15 pm
- c. Site: Housing Division, Suzuka City Government, 10th floor
*We do not accept applications by mail or e-mail.
- d. Procedure: Please fill out and submit the application form for municipal housing with the required documents. The form is available at the Housing Division.
*Application forms and briefing of required documents will be available only during the application period (July and January).

〈入居者資格要件〉

III. [Requirements]

Those who wish to live in municipal housing must fulfill the following requirements:

- (1) They must be a resident of Suzuka City or work in Suzuka City.
- (2) They must be living with or have a relative (or relatives) who will be living together.
The following cases are acceptable: a) Applicants planning to live with their fiancé(e) or relative who is presently not living together. b) In case of couples who are not legally married, we accept documents supporting the fact that they have a common-law marriage (such as a certificate of residence with such an indication).
- (3) They must apparently have difficulty with housing.
Those who own housing (including joint ownership) are basically ineligible.
- (4) As a general rule, they must not have unpaid municipal taxes (including national health insurance premiums, municipal & prefectural taxes, light motor vehicle taxes). This applies to all household members planning to live in the apartment.
- (5) They must have incomes within the limits provided by the Public Housing Law. (The housing is provided for households with low income.)
Please note that you may be disqualified if your income is found to exceed the limits in the

screening.

Please refer to Section V. [Income Limits & Chart].

- (6) They may qualify for residence under Article 5, Suzuka City Ordinance for Municipal Housing Management.

〈単身での入居を希望される方へ〉

IV. [Single Residence]

Those who fulfill any of the following requirements may be able to apply alone without any relatives.

* However, they must fulfill requirements (1) and (3) to (6) in Section III above.

- (a) Those who are aged 60 years old or older. But people who are older than 50 are offered to people who were born before 31th of March, 1956.
- (b) Those who have First to Fourth Class Handbooks for the Physically Disabled
- (c) Others (including those wounded in a war, atomic bomb victims, those on welfare, returnees from abroad, mentally retarded person and psychological deficient person)

※ But the number of apartments available is limited

〈収入基準月額・早見表〉

V. [Income Limits & Chart]

The standard monthly income should not exceed the following amounts.

| | |
|--|-------------|
| General households: | 200,000 yen |
| Households subject to special consideration: | 268,000 yen |

$$\text{Standard monthly income} = \{A - (B+C)\} \div 12$$

A: Total annual income of the household members planning to live in the apartment

B: 380,000 yen x number of relatives to live in the apartment excluding the applicant

C: Special deductions

* Households that fulfill any of the following conditions are subject to special consideration:

- (1) Elderly households: The applicant is aged 60 years old or older, and all other members are aged 60 years old or older or under 18 years old. But people who are older than 50 are offered to people who were born before 31th of March, 1956.
- (2) Households with a physically disabled person: The applicant or another member has a First to Fourth Class Handbook for the Physically Disabled.
- (3) Households with a psychichological disabilities person: The applicant or other member has a First or Second Class Handbook for the Mentally Disabled.
- (4) Households with a person with mentally retarded equivalent to those defined in (3) above, and have a Handbook for the Mentally Retarded (B (light) or heavier) or a certificate for mentally retarded persons (or children).
- (5) Others (including those wounded in a war, atomic bomb victims, those on welfare, and returnees from abroad)

(6) In case that you have children who are currently pre-school.

*Please ask the Public Housing Management Group, Public Housing Division for details regarding special deductions and households subject to special consideration.

Standard Income Reference Chart (Annual income up to the month prior to application) (Unit: yen)

| Category | | Number of relatives living together | | | | |
|-------------------|---|-------------------------------------|-------------|-------------|-------------|-------------|
| | | 1 person | 2 persons | 3 persons | 4 persons | 5 persons |
| Employment income | General households | 0~4,151,999 | 0~4,627,999 | 0~5,103,999 | 0~5,575,999 | 0~6,051,999 |
| | Households subject to special consideration | 0~5,171,999 | 0~5,647,999 | 0~6,123,999 | 0~6,595,999 | 0~7,017,778 |
| Business income | General households | 0~2,780,000 | 0~3,160,000 | 0~3,540,000 | 0~3,920,000 | 0~4,300,000 |
| | Households subject to special consideration | 0~3,596,000 | 0~3,976,000 | 0~4,356,000 | 0~4,736,000 | 0~5,116,000 |

How to use the chart:

1. This chart applies to households who have just one income earner. It does not apply in cases where two or more persons have income.
2. If four persons are to live in the apartment, the number of relatives living together would be 3 persons since the applicant is excluded. Look for the figure under 3 persons in the chart. Find the applicable figure in the same way for other household sizes.
3. If you earn income by employment, refer to the upper section of the chart. The total payment that you have received (excluding commutation allowance which is nontaxable) must be within the designated figures.
4. If you run your own business, or are a carpenter, plasterer, driver, or other type of worker who does not have an employer, refer to the lower section of the chart. The amount obtained by subtracting your costs from your total income must be within the designated figures.
5. If you are a recipient of pensions, refer to the section for business income. Your total income after making the designated income deductions must be within the designated figures.

〈入居にあたっての注意事項〉

VI. [Points of Notice upon Residence]

A. Joint guarantors

- (1) You will be required to have two joint guarantors upon signing of the contract. The persons to be joint guarantors must fulfill the following requirements: a) They must live in or work in Suzuka; b) They must be fully capable as guarantors; c) They must not be residents of municipal or prefectural housing; and d) They must be self-supportive.
- (2) In case the Suzuka City Government charges the joint guarantors for any unpaid rent, they do not have the right to plea for notification (Article 452, Civil Law: the right to say “Please contact the resident first since it is s/he who has left the rent unpaid”) or the right to plea for investigation (Article 453, Civil Law: the right to say “Please seize the resident’s property by compulsory execution or other means”).
- (3) Therefore, the joint guarantors will be liable to make payments immediately when the Suzuka City Government charges them, and the Government can file a suit against them if they fail to make payments.
- (4) The joint guarantors are liable for the maintenance of the apartment to the same degree as the resident.

B. Rent

- (1) Your rent is decided each year according to the total income of your household. (Those who do not have any income must also pay the rent.)
- (2) Your rent must be paid by the end of each month. If you fail to pay your rent for three months or more, the Suzuka City Government will have you evacuate the apartment or contact your joint guarantors based on Article 42, Ordinance for Municipal Housing Management.

C. Equipment

- (1) Municipal apartments are not equipped with bathtubs, bath heaters, gas appliances, or other appliances. Please purchase and install them on your own, and remove them when you move.

D. Pets

- (1) No pets are allowed including cats and dogs.

*Other rules regarding municipal housing are defined in a pamphlet that is provided at the time of application. Please read the pamphlet carefully.