

Regarding Your Home

How to Rent a House or an Apartment

借家・アパートを借りるとき
shakuya, apāto o kariru toki



Once you have decided the size, the area, and the rent best suited to you, ask a real estate agent to help you.

1. In order to rent a house, you will need the following:

(1) Guarantor (hoshō-nin 保証人)

It is best to ask a Japanese person living in Niihama to be your guarantor. If you do not have a Japanese guarantor, there are guarantee companies for foreigners.

(2) Key Money (reikin 礼金)

Also called kenrikin (権利金), this "fee" paid to your landlord, is usually the equivalent of one month's rent. It will not be returned to you.

(3) Security Deposit (shiki-kin 敷金)

A deposit must be paid to the landlord prior to moving in. This fee is approximately 2 months' rent. This deposit is used as security for rental payments as well as to reimburse costs such as the replacement of tatami mats or any other interior renovation/repair needed. In some cases, there is a possibility that you will be asked to pay more if there is extensive damage when you leave. In most cases, do not expect to get all the deposit money back. Even if there is no damage, they often charge to change the tatami mats. You may get some of the deposit back.

(4) Realtor's Fee (chūkai-ryō 仲介料)

This is a commission paid to the real estate agent.

Usually, this fee is the equivalent of one month's rent.

(5) Rent (yachin 家賃)

This is the monthly rent. You must pay for each month by the end of the preceding month. If a lease is signed in the middle of the month, the amount of rent is adjusted and is payable from the day the lease is signed.

(6) Maintenance Fee (kyōeki-hi 共益費)

This is a fee for common services shared by residents in an apartment or condominium, including lighting, heating, and cleaning expenses for common areas.

2. You will have to pay the following when leasing:

Key Money (1-2 months' rent) + Deposit (2 months' rent) + Realtor's Fee (one month's rent) + Rent (one month's rent) + Fee for common services = about 6 months' rent

*When you rent a parking space, you must pay extra for it every month.

3. When you move to another place.

You must tell the landlord one month prior to the moving date.

*These are the general contract conditions when you rent a house or an apartment. However, some conditions are subject to change.

It is recommended that you go with a Japanese person to assist you.

*If you have any problems with a landlord, consult the realtor.

4. Others

*If you want to have a pet, you should confirm with the real estate agent.

*Without permission of your landlord, you must not remodel your house or apartment. And you must not let anyone live there other than family members.

*You cannot sublet a part of the house or all of it.



How to Put out Garbage and Garbage Collection

ゴミの出し方と収集

gomi no dashikata to shūshū

INQUIRIES City Office TEL: (0897) 65-1252
Garage Reduction Section
ごみ減量課 (Gomi Genryō-ka)



How is it separated?

- You must separate the garbage and trash into 10 categories in Niihama: burnable, cloth and clothing, non-burnable, plastic container and packaging, bottles and cans, plastic beverage bottles, used paper, dangerous items, large trash. Except for large trash, each category is collected at an assigned place on a designated day. This differs according to where you live. Each district has its own schedule. Please get the Garbage and Trash Collection Calendar for your area in English or Chinese at Niihama City Hall, 2nd floor, Gomi Genryō-ka, (Mon.-Fri.: 8:30 a.m.-5:15 p.m.).
Large trash is picked up from individual homes by the City. Call the Large Trash Pick-up number at City Hall (0897) 31-5300 (Mon.-Fri.: 8:30 a.m.-4:00 pm)
- The Garbage and Trash Collection Calendar tells you how to sort your garbage and trash and when and where to take it.
- All garbage and trash except used paper, plastic beverage bottles and large trash must be put in transparent or semitransparent plastic bags of 45 liters or smaller.

You may take your garbage and trash yourself to the City facilities to dispose of it.

Niihama has 2 facilities to handle waste depending on the categories of garbage and trash you are disposing of.

If you can't take them to dispose, please ask the garbage collecting company permitted by Niihama-shi for disposing. (Fee is needed) Some garbage may be difficult to disposed in the facilities.

[burnable, cloth and clothing, non-burnable, plastic container and packaging, bottles and cans, plastic beverage bottles, used paper, dangerous items, large trash]: take to the Seisō Center: (Mon.-Sat. 2nd Sundays: 8:30 a.m.-4:00 p.m.)

Niihama-shi Kannonbara-chō Otsu 122-1 TEL: (0897) 41-4225

[Concrete blocks, concrete piece, rubble, garden stones, soil, sand, roof tiles, etc.]: take to the Saishū Shobunjō: (Mon.-Sat. and 2nd Sundays 8:30 a.m.-4:00 p.m.)

Niihama-shi Kikumoto-chō 817-2 TEL: (0897) 37-5300

Both facilities may be closed on Holidays.

Checking the Garbage and Trash Collection Calendar.

- When you take your separated garbage and trash to the Saishū Shobunjō and the Seisō Center, your car is weighed and you are required to write your name, your address, your phone number. At the Saishū Shobunjō, the clerk will tell you where to go. Please follow his direction.
- When you enter the Seisō Center, drive to the entrance window. Fill out the form. They will give you a plastic card and a piece of paper. Drive onto the weight platform, touch the card to the machine box and wait for the green light. Follow the red arrows if you want to dispose of burnable garbage, cardboard, magazines, books, newspapers, etc. Follow the yellow arrows to dispose of wooden products, furniture, or light metals (=crushable), electrical appliances, heaters, etc. Follow the blue arrow to dispose of recyclables, and dangerous materials such as fluorescent light bulbs, batteries, mercury thermometers, etc. After you finish your disposal, touch the card to the machine box and wait for the green light before you drive to the exit windows.

If you need to go to more than one disposal area, you will have to follow the arrows back to the start and go around again to reach each one because all roads are one-way within the facility.



Registration for Public Utilities

公共料金の手続き

kōkyō ryōkin no tetsuzuki

Service	Moving into a rented house or apartment	Moving out of a rented house or apartment	Information
Electricity			四国電力 Shikoku Denryoku TEL (0120)-459-789 (free of charge)
Gas	Contact the landlord. He will contact each section and help make your move easier. As for the payment of public utility bills when moving, you can arrange to pay them on the day you move. Notify the landlord or contact the offices directly.		Private gas shop
Water Supply			新居浜市上下水道局 お客様センターNiihama-shi Jōge-suidō-kyoku Okyakusama Center Water works and Sewerage Bureau TEL (0897) 65-1331
Post Office	Have your name and address displayed near the front entrance and on the mailbox of your new residence.	Fill out the "change of address form" which you can get at the post office, and mail will be forwarded to your new address in Japan for one year.	
Telephone	Contact the telephone office as soon as the moving day is decided, because it takes some time after applying for installation of a new telephone or transfer of an existing one and it also takes at least one month to settle accounts.		NTT TEL 116 directly
Cell phone	The initial cost is much cheaper than getting a land line.		
You need to inform your bank and driver's license issuing authority and the City Office regarding any change of address.			

Water Supply

水道
suidō



When moving in or out

Contact the landlord or call the Niihama City Waterworks and Sewerage Bureau.

Suidō-kyoku, Okyakusama Center 新居浜市上下水道局お客様センター

8:30 a.m.-5:15 p.m. Mon.-Fri.

TEL: (0897) 65-1331

If you have trouble with your water supply

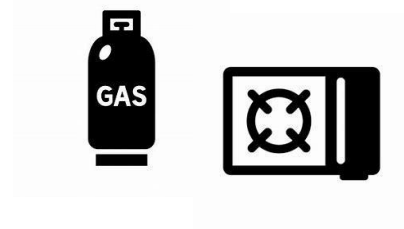
Turn off the main valve and call the landlord or call the following places.

8:30 a.m.-5:00 p.m. Water Center TEL: (0897) 32-5900

5:00 p.m.-8:30 a.m. Bureau of Waterworks TEL: (0897) 65-1334

Gas

ガス
gasu



Propane gas is used in this city.

When moving in or out

Contact the landlord. He will help you call the private gas firm. You can find the telephone number of the gas firm on the gas tank.

- ★ Be careful of gas leaks.
- ★ Provide sufficient ventilation.
- ★ Be sure to turn off the main wall valve at night and when you go out. (A precaution in case of earthquakes.)

Electricity

電気
denki



The electrical current is 60Hz/100V. Check your appliances, especially imported ones. You can buy adapters at an electrical appliance store.

When moving in or out

Contact your landlord or call Shikoku Denryoku (四国電力) .

四国電力株式会社東予営業所

Shikoku Electric Power Company Toyo Branch

Address 西条市 朔日市 300-1

Saijo-shi Tsuitachi 300-1

TEL: (0120) 102-960 free call

Mon. ~ Sat. 8:40 a.m. ~ 5:20 p.m.

In case of power failure

If you overload your electrical circuit, a circuit breaker comes into operation automatically. If this happens,

1. Unplug some electrical appliances.
2. Re-set the circuit breaker.

Payment options (water, gas, electricity)

1. Pay the bill in cash at a bank, post office, or convenience store in person.
2. Arrange to have utility payments of automatically deducted from your bank account.

★Your bill will be left in your mailbox on a set day each month.

Useful words

water supply	水	道	suidō
gas	ガ	ス	gasu
electricity	電	気	denki
bill	請	求	書
receipt	領	収	書
automatic deduction	自	動	引
	落	し	jidō hiki otoshi





Door-to-Door Delivery Service Agencies

宅配
Takuhai

There are many private door-to-door delivery service agencies in Japan. You can send small packages, large items such as furniture, and even perishables. They will come to your house to pick them up for a small extra fee. The post office also offers such services. Prices are reasonable. Some convenience stores (open 24 hours) also display signs with the following logos and operate as agents.

You can send your luggage to the airport three days before you go. You only need to write your name, the name of the airport and your airline with your flight number with date and time. It will be held at the airport until you pick it up.



Dogs

犬
inu



Owners of dogs must observe regulations.

Registration

All dogs over 91 days old must be registered (¥3,000 per dog).

環境保全課 (Kankyō-Hozen-Ka) Niihama City Office TEL (0897) 65-1512

Rabies vaccination (kyōkenbyō yobō chūsha) (狂犬病予防注射)

Annual rabies vaccinations is required. City rabies vaccination clinics are available in spring (¥3,000 or 4,000/dog). The City sends a postcard with group vaccination information to owners of registered dogs. Dogs must wear their license and vaccination tags at all times. Owners of dogs which don't receive group vaccination should have them receive it individually at a veterinary hospital.

Beginning in 2022, all dogs and cats will be legally required to have microchips.

Pet dogs must be kept on a leash when outside. If your dog bites a person or if you are bitten, report it immediately to the Public Health Office (Saijō Hokensho). Have the dog examined for rabies immediately at a veterinary hospital. If your dog dies, or if you change your address, or the ownership of a dog changes, notify the City Office.

Saijō Public Health Center

西条保健所 (Saijō Hokensho)

TEL (0897) 56-1300

Veterinary Hospitals in Niihama

- | | |
|--|-------------------------------------|
| ○にいほま動物病院 (Niihama Dōbutsu Byōin)
Niihama-shi Wakamizu-chō 2-1-11 | 新居浜市若水町 2-1-1
TEL (0897) 33-2340 |
| ○北村犬猫病院 (Kitamura Inuneko Byōin)
Niihama-shi Wakamizu-chō 1-1-3 | 新居浜市若水町 1-1-3
TEL (0897) 32-2787 |
| ○寺町動物病院 (Teramachi Dōbutsu Byōin)
Niihama-shi Miyabara-chō 9-34 | 新居浜市宮原町 9-34
TEL (0897) 41-1928 |
| ○泉動物クリニック (Izumi Dōbutsu Kulinikku)
Niihama-shi Tadokoro-chō 7-30 | 新居浜市田所町 7-30
TEL (0897) 36-2070 |
| ○マナベペットクリニック (Manabe Pet Clinic)
Niihama-shi Sakai-chō 1-1-25 | 新居浜市坂井町 1-1-25
TEL (0897)32-1212 |