

Promoting Appropriate Management and Renewal of Apartments/Condominiums

In Tokyo, there are around 1.81 million condominium units, the equivalent to approximately one quarter of the total number of households, making this an important living arrangement for residents of the city. However, various issues arise in matters such as the building's maintenance, management, and reconstruction, especially in the case of condominiums with unit owners, as it is difficult to build a consensus among the many right holders.

To take a comprehensive and systematic approach in promoting measures for condominiums, the TMG has formulated the Plan to Promote the Creation of High-Quality Condominium Stock, with the aim to build a stock of safe and high-quality condominiums. The TMG is supporting the initiatives of condominium associations and owners, with its efforts centering on encouraging appropriate condominium management and renewal of aged condominium buildings.

Appropriate Apartment/Condominium Management

Insufficient management of apartment and condominium buildings, such as negligence in conducting renovations at the proper time, could push up the pace of the building's deterioration.

To address the issue, the TMG implements a number of initiatives including raising awareness through apartment/condominium management guidelines and seminars, providing consultation by lawyers and other specialists, and subsidizing interest on loans for improvement and retrofitting of common areas.

Due to the progression of aging of both buildings and residents, more involved measures are now required. Currently, the TMG is advancing preparations to launch a system to assess the management status of apartment and condominiums.

Promoting Earthquake-Proofing of Condominium Buildings

If damaged by an earthquake, condominium buildings, because of their size, could pose a significant danger to the surrounding area by, for instance, blocking a road.

In light of this, the TMG collaborates with municipalities to encourage actions for earthquake resistance of these buildings, including providing financial assistance for seismic evaluation and retrofitting, and introducing the efforts of condominiums that were able to implement seismic retrofitting at seminars and other events.

The TMG also collaborates with municipalities to support such initiatives. This includes giving necessary advice to condominium associations based on the level of each association's efforts.

Promoting Renewal of Condominiums

Measures taken to promote renewal of aged condominium buildings through retrofitting or reconstruction include raising awareness through seminars and guidebooks, the sending of experts to condominium associations, renting out metropolitan housing or providing information on other temporary housing to people needing a place to live during the rebuilding process, and collaboration with the municipalities in encouraging renewal of condominiums in tandem with local area development and in providing subsidies or other financial assistance to help cover the costs of reconstruction and other such initiatives.



Reconstruction of a large condominium complex

Promoting the Spread of Apartments/Condominiums Securing the Minimum Amount of Energy for Life Continuity Performance

Promotion of Tokyo Life Continuity Performance Housing

Since fiscal 2012, the TMG has been promoting the spread of LCP (Life Continuity Performance) housing, which are condominiums and apartments equipped with features that allow the residents to continue living within their home even in the event of a disaster. Information on such housing is collected, registered, and publicized on the official website.

Leveraging the Private Sector to Encourage the Supply of Diverse Housing

The TMG will continue to implement policies that focus on renewal and effective use of existing housing stock, including promoting the renovation and liquidity of existing housing, and utilizing vacant housing, also taking into account sustainability from an environmental perspective, such as conservation of the natural environment and resources and realization of a low-carbon society.

Promoting Housing Renovations and Other Maintenance

The TMG is working to build an environment where the residents of Tokyo can renovate their houses with no fears by implementing measures such as setting up a consultation desk and preparing a guidebook.

To build a stock of long-lasting, high-quality housing, the TMG is engaged in promoting the spread of housing with features such as anti-deterioration measures, earthquake resistance, ease in maintenance, management, and renewal, energy efficiency, designated minimum floor space, and a maintenance plan, by accrediting these as long-lasting high-quality homes.

Promoting the Prevalence of Environment-Friendly Housing

In a model project for long-life environment-friendly housing, metropolitan government-owned land was used to supply such houses.

The TMG compiled a leaflet which contains a summary of the model project's findings and energy consumption at the homes, as well as tips for an energy-efficient lifestyle, and is working to educate the public and popularize this type of housing.



Long-life and environment-friendly housing (Miyoshicho, Fuchu City)

Promoting Use of Energy-Saving Technologies

Improving housing insulation can reduce energy used by air conditioners. The TMG is working to have more newly built houses fulfill energy-saving standards. The metropolitan government is also taking measures to encourage energy-saving in existing housing by employing, for instance, the Guidebook on Energy-Efficient Home Renovations, which offers useful technical information concerning renovations to boost insulation performance, and the results that can be expected.

Revitalizing Existing Housing Liquidity

In Tokyo, the number of housing units far exceeds that of households, which means that more effective use needs to be made of existing housing stock. Existing housing, however, accounts for a low percentage of houses purchased for living purposes. To work to promote liquidity of existing housing, along with striving to more widely educate both consumers and businesses, including distribution of a set of guidelines for businesses and a guidebook for consumers formulated in fiscal 2017, the TMG launched a group registration system for businesses that promote existing housing liquidity. In collaboration with a variety of businesses related to buying and selling existing housing, the TMG is registering and making public groups that provide services for consumers such as one-stop consultation.

Support for the Utilization of Vacant Housing

The percentage of vacant houses in Tokyo has remained relatively unchanged, but the number of vacant houses is on the rise. In effectively utilizing vacant housing, the municipalities, which have knowledge of the situation in each area, have important roles.

The TMG supports the efforts of municipalities by subsidizing expenses such as those related to studies on the state of vacant housing, the formulation of plans targeted at vacant housing, converting houses into facilities that contribute to community revitalization, removing houses when the land will be used for public purposes, and establishing an expert consultation system and a system to match up owners of vacant houses with those seeking to use such properties.

The Bureau also promotes initiatives aimed at effectively raising awareness among vacant home owners and other parties about the necessity of better utilizing such properties. These initiatives are carried out by private-sector businesses and other entities that can provide one-stop consultation services concerning vacant houses.

Securing Housing Suited to the Needs of the Graying Population

In order to deal with issues such as rapid progression of the graying of society, the Bureau of Urban Development is working with municipalities, the Bureau of Social Welfare and Public Health, related organizations, and others to advance the development of housing to meet the diverse needs of senior citizens, and promote measures aimed at ensuring stable housing for groups that require special consideration, such as the elderly and households raising children, so that Tokyo citizens, from children to seniors, can enjoy comfortable housing conditions throughout their lives.

Plan to Ensure Stable Housing for the Elderly

The Plan to Ensure Stable Housing for the Elderly: Basic Framework and Implementation Policies (last revised March 2018), formulated by the TMG in September 2010, presents policies that combine housing and public welfare policies to comprehensively and systematically promote measures to ensure stable housing for the elderly.

Supply of Housing With Services for the Elderly

In April 2011, the Act on Housing for the Elderly was revised (effective from October 2011), and a system to register housing with services for the elderly and provide access to this information was launched. In Tokyo, the TMG is implementing a program to subsidize the supply of such housing.

Based on a comprehensive community-based approach to care, the TMG promotes the supply of housing with services for the elderly and other housing*, in cooperation with medical service and nursing care service providers, so as to secure housing that will enable senior citizens to continue living with peace of mind in the community they have always called home.

In addition, the TMG will advance the building of facilities such as housing with services for the elderly with adjoining regular homes, which enable senior citizens with diverse values to continue living with a sense of purpose and reassurance through interaction with multiple generations and connections to the community.

(*) Housing with services for the elderly, private sector developments accredited by the TMG as excellent rental apartments for seniors, and excellent rental apartments for seniors managed by the Urban Renaissance Agency (UR), an independent administrative agency



Housing with services for the elderly (Mukaihara, Itabashi-ku)

System for the Registration of Housing With Services for the Elderly and Provision of Information

In Tokyo (excludes Hachioji City), the Tokyo Metropolitan Foundation for Social Welfare and Public Health (public-interest incorporated foundation), carries out the task of registering housing as the designated organization for registration. Information on registered housing throughout Japan is then shared through the System for Provision of Information on Housing With Services for the Elderly.

The TMG also distributes information on rental properties that will not refuse senior tenants through its own system of registration and provision of information for properties willing to accept senior tenants.

Tokyo Metropolitan Plan to Promote the Provision of Rental Properties for Those Needing Consideration Related to Housing

To ensure stable housing for those particularly in need of consideration related to housing, including low-income earners, senior citizens, people with disabilities, and households raising children, in accordance with the Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing (the housing safety net law), to steadily advance registration of rental properties willing to accept those in need of consideration (safety net housing), the TMG establishes standards for the target number of units to be registered, the scope of who is to be considered for special consideration, and registration criteria tailored to Tokyo's specific situation. In addition, it also sets forth measures needed to promote the provision of rental housing for those in need of special assistance.

System for the Registration of Rental Properties Willing to Accept Those Needing Consideration Related to Housing (Safety Net Housing) and Provision of Information

This system is for the registration of rental properties that meet criteria concerning size, structure, facilities, and other matters and will not refuse tenants in particular need of special consideration related to housing, as well as for provision of this information.

The system was launched as a result of the revision of the housing safety net law, and started accepting registration in October 2017, when the amended law came into effect. This information is being made available online by the central government.

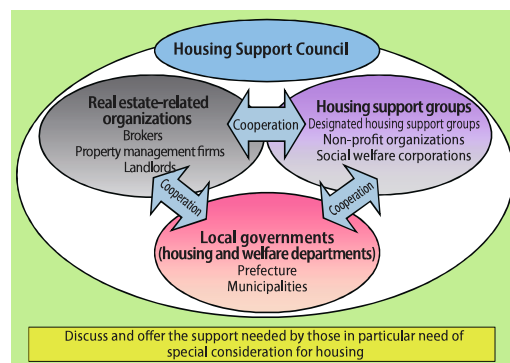
Along with providing subsidies in partnership with municipalities that subsidize renovation costs and rent and rental guarantee costs for registered properties, the TMG also designates non-profit organizations and others that provide information, such as information related to rental properties willing to accept those in special need of consideration, assistance moving into a property, and support with daily life, such as checking on the welfare of residents, as designated housing support groups.

Tokyo Metropolitan Housing Support Council

Housing support councils are organizations that help those in particular need of special consideration related to housing to easily move into private sector rental properties. For this purpose, the councils partner with municipalities, real estate-related organizations, housing support groups, and other entities to provide such people and property owners with property information and other support.

The Tokyo Metropolitan Housing Support Council, established in June 2014, is working to promote the creation of councils in municipalities by offering financial assistance, as well as holding seminars and compiling and distributing leaflets to provide information on achievements by housing support councils in other parts of Japan. It also supports the efforts of municipal councils, such as providing information on properties for rent and matching up properties and tenants.

As of the end of fiscal 2018, there were municipal housing support councils in ten special wards and four cities of Tokyo.



Initiatives to Supply Housing Appropriate for Families With Children

Housing plays an important role in realizing a society where families can have and raise children with a sense of reassurance, and where children can grow up healthily. In order to educate the public and popularize this movement, the TMG has prepared the Guidelines for Children-Friendly Housing, which describes considerations that should be upheld in constructing such housing, including both technical information, such as mitigating noise, securing safety, and easing household chores, and non-technical information, such as operating and managing housing, setting up childcare facilities, and collaborating with childcare support service providers.

In addition, the TMG has established the Children-Friendly Housing Accreditation System for certifying housing that has a size and a level of safety suitable for raising children and where services that support households raising children are easy to access (e.g. establishing childcare and other support facilities within the housing complex, providing childcare support services to residents). By issuing certification marks for qualified housing, supporting the development of children-friendly housing through municipalities, and using the easing of restrictions on floor-area ratio through the comprehensive design system and other schemes, the TMG encourages the supply of quality housing suitable for families raising children.



Tokyo Children-Friendly Housing
Children-Friendly Housing
Certification Mark



Adjoining kids space



Children-friendly housing
(Tatekawa, Sumida-ku)

Formation of a Housing Market Ensuring Safe Transactions

The types of problems surrounding real estate transactions are varied, and the TMG receives many inquiries related to such problems. Through the licensing of and provision of guidance to real estate brokers, real estate consultation services, and educational programs, the TMG is working to create a housing market where consumers can carry out transactions with security and peace of mind.

Licensing of Real Estate Brokers and Provision of Guidance

Based on the Real Estate Brokerage Act, the TMG grants licenses for real estate transaction businesses and registers certified real estate agents. To deal with various kinds of disputes over real estate transactions, the metropolitan government provides consultation to consumers, as well as guidance and oversight to businesses. Administrative dispositions such as business suspension or license revocation are rendered on brokers who are especially pernicious.

Ordinance for Preventing Disputes Over Rental Housing and Guidelines for Preventing Rental Housing Disputes

The Ordinance for Preventing Disputes Over Rental Housing, which took effect in October 2004, requires brokers to give prospective tenants an explanation and a written document outlining basic principles concerning repairs made during tenancy and restoration of the property to its original state upon termination of the contract, as well as special provisions, if any, and their contents, prior to their signing of the lease contract.

The TMG is also working to educate the public by publishing the Guidelines for Preventing Rental Housing Disputes, which provides an easy-to-understand explanation of basic principles concerning repairs during tenancy and restoration of property to its original state upon termination of the contract.

Real Estate Related Educational Programs

So that consumers can carry out transactions with peace of mind, along with making lists of licensed real estate brokers available to the public, the TMG is also providing information on brokers online. Furthermore, the TMG is working to educate and raise awareness on real estate transactions through various related pamphlets and the Bureau of Urban Development's website.

Supply of Metropolitan Housing

In Tokyo, there are approximately 260,000 metropolitan housing units covering a total site area of about 1,800 hectares. As a residential safety net for Tokyo's citizens, they ensure residential stability for those who are financially pressed for accommodations. The TMG thus works to appropriately maintain, manage, and rebuild metropolitan housing blocks.

Metropolitan Housing Rebuilding

The reconstruction of aging metropolitan housing blocks is not only important for renewal purposes, but also vital in terms of enhancing disaster and fire resistance, effective land use, improvement of the living environment, and community revitalization. The TMG carries out the planned rebuilding of metropolitan housing on an annual basis.

When undertaking a rebuilding project, the metropolitan government also works to reduce environmental load by recycling waste construction materials and installing solar power systems. In addition, it works to remove utility poles on the premises and along surrounding roads.



Promotion of Barrier-Free Facilities

In order to have metropolitan housing better meet the needs of the elderly and people with disabilities, the TMG is moving ahead with improvements to housing such as adding handrails in bathrooms and lavatories and replacing front-door door knobs with lever handles, as well as installing ramps and elevators. These steps are designed to create a barrier-free environment.



Installation of handrail



Replacement of door knob with lever handle



Installation of elevator



Installation of ramp

Seismic Retrofitting

The TMG is striving to make metropolitan housing seismic resistant through systematic implementation of renovations and rebuilding.

As in the pictures below, braces and buttresses are added to the exterior. Other seismic retrofits implemented on metropolitan housing include adding reinforcement around columns and building new seismic resistant walls.



Installation of buttress on the gable wall



Bracing installed on the balcony side

Promotion of Proper Management of Metropolitan Housing

Metropolitan housing is public housing that is rented out at low rates to low-income residents who are truly hard pressed for accommodations.

The TMG is working to increase the role of metropolitan housing as a safety net by introducing a point system, which gives priority to families having a higher need for housing, as well as a priority system, which gives the elderly, mentally and/or physically disabled, single parent families, and large families higher odds of being selected when lots are drawn.

In order to provide more equal opportunities to live in metropolitan housing, and to help families raising children, the TMG is actively promoting a scheme that allocates units to young couples and families with children on a limited duration tenancy.

In addition, the TMG works to ensure that management of metropolitan housing is fair and efficient. While introducing a system in which the rent is determined according to the tenant's income and the size and location of the apartment, active efforts are also taken to request tenants who continue to live on the premises although their income is significantly higher than the income limits or who are in arrears with their rent, to vacate the premises.