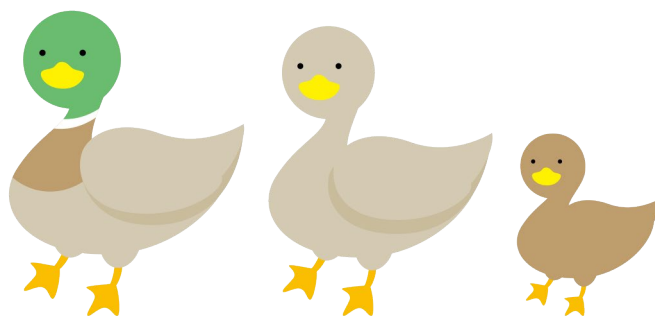


Chapter 2

Housing



2 Housing

There are three main choices for accommodation for international students – dormitories, apartments, and shared houses. In this chapter, you will learn about those 3 types of accommodations and gain knowledge about the Japanese housing system.

2-1 Keio University Dormitories

The List of Keio Dormitories



<https://www.keio.ac.jp/en/student-life/housing.html>

Shonan Fujisawa International Dormitory



<https://www.n-jisho.co.jp/shonanfujisawa/>

*Japanese language only

Keio university provides 8 student dormitories, however, most of them are located in Tokyo or Yokohama, which is more than one hour away from SFC campus.

The List of Keio Dormitories / Student Villages

Please note that the period of residence shall be limited to one academic year (it may be extended to two academic years only for Shonan International Dormitory). Also, not all applicants may be accommodated due to the limited number of available rooms.

Those dormitories affiliated to Keio University under the operation and management of Nishimatsu construction Co., Ltd.(Shonan), Kyoritsu Maintenance Co. Ltd.(Oomori, Moto-Sumiyoshi, Tsunashima SST), Mainichicomnet Co., Ltd.(Tsunashima), and Itochu urban community Ltd.(Motosumiyoshi kokusai), are exclusively for Keio university students.

Shonan Fujisawa International Dormitory

Our recommendation from those dormitories is "**Shonan Fujisawa International Dormitory**" (*Shonan Fujisawa Kokusai Gakusei Ryo*) which was recently opened in March 2021. This is a mixed dormitory with morning and evening meals provided and plenty of space for students to interact with each other. It is a one-minute walk from our campus.

Shonan Fujisawa International Dormitory (SID)

湘南藤沢国際学生寮 (Shonan Fujisawa Kokusai Gakusei Ryo)



Rules and Regulation of Shonan Fujisawa International Dormitory

Rules and regulations can be found on the website as shown on the right.

How to Apply

Applications for Keio University dormitories are accepted twice a year: in late January for those wishing to move in at the end of March, and in July for those wishing to move in September.

Please read the Housing Application Guide webpage as shown on the right.

Contact: Keio Housing Coordinator

(慶應義塾管財部レジデンシャル担当)

keio_dormitory_contact@info.keio.ac.jp

<For Shonan Fujisawa International Dormitory>

sfc-housing@adst.keio.ac.jp

Shonan Fujisawa International Dormitory Rules and Regulations



http://www.ic.keio.ac.jp/en/doc/e_sid_rules_and_regulations.pdf

Housing Application Guide (Keio)



http://www.ic.keio.ac.jp/en/life/housing/application_guide.html

2-2 Local Student Dormitories



Dormy Shonndai Lei



Room Example



Dormy Yamato

**Guide to
Recommended
Student Dormitories**



<https://www.students.keio.ac.jp/en/sfc/life/intl-student/files/3946mc00002b0oa.pdf>

There are some local student dormitories near SFC campus operated by Kyoritsu Maintenance Co., Ltd. in cooperation with Keio university. Those dormitories also accommodate students from other universities.

How to Apply

Please contact Kyoritsu Maintenance Co. Ltd.

Applications to enter a dormitory are handled on a first-come-first-served basis. Applications are not to be accepted when the dormitory does not have vacancy.

Contact: Kyoritsu Maintenance Co. Ltd.



int@gakuseikaikan.com



03-5295-7889

2-3 Private Apartments

Apartments

To rent apartments, you need to go through a long process with a real estate company by yourself. Also, rooms are basically not furnished. Though, if you are looking for complete privacy with independent lifestyle, this might be a good choice for you.

Japanese accommodation is known as costly especially around big cities. It is common that students live far away from unaffordable business district. Even around SFC area, the price tends to get higher at popular spot near train stations.

Basic Knowledge of How to Rent an Apartment

Renting Japanese apartments have some unique system. Please learn the following knowledge and housing terminology before contacting a real estate company.

Initial Costs

In addition to monthly rent, following fee will be required to be paid upon initiation of the lease.

- *Shikikin* or deposit is required for most apartment lease contracts and is usually equal to one or two months' rent. Your landlord is required to return your deposit to you when you vacate the property, after deducting for cleaning costs and any damage beyond normal wear and tear.
- *Reikin* or gratuity money (or called key money) is refundable payment to your landlord. It is often same price with *Shikikin*. (equal to one or two months' rent)
- Agent fee is paid to the real estate company as commission. Industry standard requires one month's rent.

In total, you might need to prepare at least six months' rent upfront.

The rent market price of monthly rent fee for a student-size-apartment in SFC area is approximately ~70,000 JPY

House Terminology

敷金(*Shiki-kin*)
rental deposit

礼金(*Rei-kin*)
gratuity money / key money

TIPS...It will be useful to take photos of your room before moving in. They will be proofs of weather damages of the room were made by you or not, to get more of your *shikikin* back later.

House Terminology

連帯保証人(Rentai-hoshonin) a joint guarantor

Comprehensive Renter's Insurance



http://www.jees.or.jp/crifs/pdf/crifs_en_2021.pdf

How to Subscribe to the System



<https://www.students.keio.ac.jp/en/sfc/life/intl-student/files/a1505972040900.pdf>

Global Trust Service: Trust Net 21



<https://www.gtn.co.jp/en/business/rent-warranty/tenant/#tenant02>

Joint Guarantor

When renting an apartment in Japan, you will be asked to provide the contact details and signature of a *Rentai Hoshounin* or a **joint guarantor**. A joint guarantor is a co-signer who takes legal responsibility in case the tenant defaults on payment of rent or damages. They must be over 20 years of age and a Japanese citizen with regular income (They must be able to prove that the rent is not above 30% of what they earn). For being a guarantor is a huge responsibility, arranging a guarantor is perhaps the most difficult part of all the housing process.

Comprehensive Renter's Insurance by Keio 留学生住宅総合保障制度 ("Ryuhosho")

If, by all means, a guarantor cannot be found, it is possible for Keio University to cosign the lease for the period of study at Keio University. Roommates, however, are limited to family members and other international students of Keio. Also, you should not have any history on late rent payment. Depending on conditions, there are possibilities that your application be rejected. Please note that we do not accept applications from overseas as an interview with the applicant is required in the screening process.

When signing contracts of any sort in Japan, be sure to read the contract carefully and understand it fully. Contracts are legal documents, which should be signed with full understanding. Signing contracts without complete understanding of the contents may result in unexpected, severe consequences. If you have any trouble understanding the contract, be sure to contact the student life section at SFC or ask a Japanese friend who is knowledgeable in the area.

Contact: Student Life Section at SFC



sl@sfc.keio.ac.jp

Other Guarantor Services

There are lots of companies provide rent guarantor services. One of those provides the service in English and many other different languages. (Global Trust Service: Trust Net 21)

Layout & Measurement Terms

To describe the size of a room, 3 measurement units can be used.

- m²,
- tsubo (about 3.3m²)
- jō (about 1.65m², or 0.5 tsubo)

“Jo” is often used term more than others. One jo size is equivalent of one tatami mat.

The following is the list of acronyms used in floor maps.

Acronym	Type of Room	Term	Explanation
R	Single room	1R / Studio	One room directly connected to a kitchen and a bathroom.
K	Kitchen	1K	One main room with a separated kitchen
D	Dining	1DK	One main room with a kitchen/dining room combination
L	Living	1LDK	One separated living room and a bedroom.
S	Storage	1SLDK	1LDK with a storage

Japanese Room

It is getting less, but there are still some apartments have traditional Japanese-style rooms called *washitsu*, 和室. The floor is covered with *tatami* mats (woven straw) usually comes with sliding doors, called *fusuma*, made of wooden frames and thick, opaque paper.

House Terminology

坪(*tsubo*)

measurement unit of 3.3 m²

畳(*jō*) measurement unit of 1.65 m²

和室(*Wa-shitsu*)

traditional Japanese-style rooms

Realtors

There are several English-speaking realtors near Shonandai Station as listed below. Some of their websites are available only in Japanese, but they have staff members who will be able to assist you in English.

Request Form for Housing Referral

If you want to obtain apartment information from the realtors listed below, please fill in the "Request Form for Housing Referral" in Appendix A.

Contact: Student Life
Section at SFC



[sfc-
housing@sfc.keio.ac.jp](mailto:sfc-housing@sfc.keio.ac.jp)

And send it to the **SFC Student Life section** via email.

SFC Student Life section will forward the request form to all of the realtors below, and you will be contacted by realtors if there are apartments that satisfy your specifications. Alternatively, you may also contact realtors directly.

List of Realtors Located near Shonandai Station

What to Bring When Visiting a Realtor

- ☐ Passport
- ☐ Residence Card
- ☐ Guarantor Form

- **Housemate** – Shonandai branch
<https://shop.housemate-navi.jp/shop/59> E-
mail: s-syonandai@housemate.co.jp
- **Mini Mini** – Shonandai branch
<https://minimini.jp/shop/10016/shonandai/index.html>
E-mail: shonandai@minimini.jp
- **Leopalace21** (English website) <https://en.leopalace21.com/>
- **Able** (English/Chinese website)
<https://www.able.co.jp/international/>

Please note that it can take up to one week until you can move into your new apartment.

You can't share your apartment with another person without approval of the real estate agency.

2-4 Shared Residence

Shared House / Guest House

Besides living in a privately rented apartment or a dormitory, a shared house is another option to consider. Living in a shared house will provide you with the opportunity to widen your circle of friends. Shared houses are ideal who desires a sense of community at home.

Several people (not necessarily students) live together in a same house and share common areas such as a kitchen, a living room and bathrooms while an individual can enjoy a private living space. Some shared houses have women-only properties available as well.

In terms of cost, shared houses typically have lower initial and monthly fees compared to regular rental apartments.

They do not usually require high deposits, key money and/or other initial fees. Also, they are mostly furnished. Plus, the costs for gas/electricity/water/internet will be shared by all residents and regulated by the management, so you do not have to apply for those services separately. In most cases you do not need a guarantor, but some emergency contacts in Japan instead.

Please note that there is always the possibility of problems arising from sharing common spaces like the kitchen or living room with strangers.

Management Companies for Shared Residence

Tokyo Sharehouse



<https://tokyosharehouse.com/eng/>

Oakhouse



<https://www.oakhouse.jp/eng/>

Sakura House



<https://www.sakura-house.com>

2-5 Pros/Cons of Each Type of Accommodation

Please inform yourself of all housing possibilities, and choose our accommodation wisely.

Accommodation	Pros	Cons
Dormitories	<ul style="list-style-type: none">• Furnished• More chances to make student friends• Safety• Internet/gas/water/electricity	<ul style="list-style-type: none">• Limited number of rooms.• Limited period of staying• Rules• Less Privacy• Some dormitories require upfront fees
Apartments	<ul style="list-style-type: none">• Privacy• Independent life style	<ul style="list-style-type: none">• Expensive upfront fees• Need a guarantor• Unfurnished
Shared Houses	<ul style="list-style-type: none">• Lower expenses• Furnished• More chances to make variety of friends	<ul style="list-style-type: none">• Noise issues (there are non-students tenants)• Less privacy

2-6 Gas, Water, and Electricity

The first thing you need to do is to find out if you are responsible for paying your own utility bills. It is uncommon, but some landlords pay the utilities themselves and include the cost in the rent. If your landlord handles the utilities, you should find everything working when you move into your apartment. If he/she does not, you will need to make arrangements to get service and pay the bills by yourself.

Gas

There are two common types of gas used in Japan. One is natural gas (city gas or toshi gas), and the other is propane gas (LP gas). When you move into a new place, find out which type of gas is used and call the gas company (again, you should get the information from your realtor). At the scheduled time, the company will send an employee who will check and then activate your gas lines, for which you must be present. If you live in Fujisawa City, City Gas (toshi gas) is provided by Tokyo Gas.

Please keep in mind that not using gas properly is very dangerous. If you notice the smell of gas, turn off the heat and open your windows. Please call the gas company immediately at the exclusive phone number for reporting gas leakages.

Water

You will have water service the moment you move in, but you will have to call the local water company to open a billing account.

Contact your local water company office when you start using water and also if there is any trouble with the service such as not having running water. You must notify them of the date when you wish to start using water. Your realtor will give you the corresponding telephone number or you can call the number written on the right column.

*It is safe to drink directly from tap water in Japan.

都市ガス(*toshi gas*)

city gas

Tokyo Gas



<https://www.tokyo-gas.co.jp/en/>

Tel: 0570-00-2211 or 0466-26-0111 (for Fujisawa), Mon-Sat, 9:00 a.m. - 7:00 p.m.
(Japanese language only)

Exclusive phone for reporting gas leakages

Tel: 0570-00-2299 or 03-6735-8899 Open for 24 hours

Kanagawa Prefectural Waterworks



<http://www.pref.kanagawa.jp/docs/r4a/okyakusamacc/main.html>

Tel: 0570-00-5959
(Japanese language only)

Electricity

TEPCO



<https://www.tepco.co.jp/en/hd/index-e.html>

Tel: 0120-995-113 or
046-408-5996 (for
Fujisawa area) Mon-
Sat, 9am. – 5pm.
(English)

There are several electricity companies in Japan. The major one in your area would be Tokyo Electric Power Company (TEPCO).

If you do not have electrical power when you move in, you will need to find the apartment's circuit breaker (Usually, it's near the door). Turn all the switches on the braker board to "ON" and confirm whether the electricity is being supplied or not. Once confirmed, contact your local electricity company to notify your name, address, the date of occupancy, and your customer number, which is written on the envelope placed near the breaker or the meter. In some cases, there is a small card somewhere near the breaker. Fill it out with the required information and mail it back to your regional power company (the card will usually be pre-addressed). This will allow the power company to establish an account in your name and bill you monthly for the electricity.



How to reset the circuit breaker... Turn all the switches on the braker board to "ON".

If a circuit shorts or you use more electricity than the electrical capacity of your residence, the circuit breaker will trip and your electricity supply will be cut automatically. If this happens, reduce the number of electrical appliances you are using before resetting the circuit breaker. Find out the electrical capacity of your residence and try not to use too much electricity at one time. In case of emergency or difficulties, call the electricity company using the phone number written on your electricity bill. Make sure to keep your bills and receipts for reference.

Electronics from your home country may require voltage and plug adapters. Electrical voltage in Japan is 100 volts – 50/60 Hz AC. 50 Hz is common in eastern Japan, including the Yokohama and Fujisawa area, and 60 Hz in the west. The 10 Hz frequency difference does not affect most electrical devices, but you may want to check when it comes to valuable items like computers or cameras. Japanese outlets and plugs come in the two-pronged, North American style, but only in the non-polarized form (prongs are equal sizes). Some North American plugs may require adapters because of this.



US PLUG(100-110V)

Note on Paying Bills

After receiving a calculation notice, electricity, gas, and water bills will be sent to your home. You can pay them and other fees at convenience stores, banks, and post offices. Hand the clerk your bill and the amount due in cash and your payment will be processed. You can pay in the same way at your utility companies' offices. Please note that if you are behind in your utility payments, the service may be discontinued.

Alternatively, you can arrange for payment via direct debit (*ginkō kōza hikiotoshi*) from your bank account. Application forms for this service will be sent to you shortly after opening your utility accounts or you can ask each business operator for details. If you do so, the money will automatically be deducted from your account when the bill is due.

銀行口座引き落とし
(*ginkō kōza hikiotoshi*)
Direct debit

To stop your utility services when you leave Japan, notify each of the companies at least one month before you move out of your apartment. You also have to make arrangements if you are moving to another place within Japan. The electric and gas companies will send representatives to shut off your service and issue your final bill. The water company will send you your final bill and close your account.

How to Read your
"Electricity Bill"



<https://www.tepco.co.jp/en/ep/payment/notifications-e.html>

To learn how to read the bill, please refer to the TEPCO's website page for an electricity bill.

2-7 Phone Service

NTT East



<https://www.ntt-east.co.jp/en/>

Tel: 0120-064-337
Mon-Fri 9:00 a.m. -
5:00 p.m. (English)

Landline

Having a phone number is mandatory to live in Japan. First of all, you are not able to open a bank account, rent an apartment, or go job hunting without one.

However, you do not need to own a landline as long as you have a reachable phone number at your mobile phone / smartphone.

If you want to install a landline in Japan, a telephone subscription right needs to be bought or rented from NTT East. This landline fee costs 36,000 JPY (without tax) plus monthly fee.

Prepaid Phones

Due to past criminal abuse of prepaid phones, phone sellers are required to verify the identity and place of residence of their customers. Typical proof can be in the form of your Residence Card or Certificate of Residence (*jumin-hyō*).

Prepaid phones start around 2,000 JPY. Credit, which is used for outgoing calls, email, internet etc. depending on what features your phone supports, must be purchased in advance.

At Softbank, for example, you can choose between 3,000 JPY or 5,000 JPY prepaid cards.

Whichever you choose, the card will expire after 60 days and not all prepaid phones support mobile internet. Phone numbers remain active as long as you have valid credit in your account, but will expire after three months to a year without use. Credit can be bought at cell phone stores, convenience stores or online, and is typically valid for 60 days from activation.

Please refer
to **4-4** for
**Mobile
Phone
Contract**

2-8 Internet

It is vital for students to set up a reliable internet connection for online learning environment.

There are mainly 4 ways to set up internet at your home.

Fiber-to-the-Home (FTTH or Fiber Optics)

Speed: Fiber optic (FITH) is the fastest and most popular option for home internet connection in Japan. It is able to output 1Gbps. **Stability** is also quite strong.

Installation: If the hardware is not already installed in your apartment building, you will need to have permission from the property owner to have a line installed.

Cost: Because internet is unbundled in Japan, you need to pay monthly fee to 2 different companies;

1. The physical line providers such as NTT east, au, and softbank (~5,000 JPY)
2. Internet Service Provider (ISP) (~700 JPY)

There is also a one-time set-up cost for fiber optic. The average set-up cost is about 6,000 JPY but can be as high as 20,000 JPY or more.

Cancellation fee: You will usually be signing a one- to two-year contract when you sign up for fiber optic. If you cancel the contract in the middle of the term, you may need to pay a penalty fee.

How long it takes: two to four weeks.

Cable Television Line (CATV)

It connects to the internet via your cable TV line. This option is not as fast as FITH and it also requires installation.

Cost: monthly fee (~6,500 JPY)

One-time set-up fee for contract handling fee (~3,000 JPY)

One-time installation fee (~5,000 JPY)

ファイバー (*hikari-faiba*)
fiber-to-the-Home

Fiber Optic Line Provider Companies

NTT East
<https://www.ntt-east.co.jp/en/>

Au Hikari
<https://www.au.com/english/internet/>

Softbank
<https://www.softbank.jp/en/internet/>

ISP Companies

Asahi Net
<https://asahi-net.jp/en/>

Broadband Rakuten
Premium
<https://faq-e.gol.com/>

Spin Net
<https://www.spinnet.jp/indexe.html>

Cable Television

J:COM
<https://www.jcom.co.jp/english/>

Also, when you leave the apartment, you need to pay contract cancellation fee (~3,500 JPY) plus removal construction fee (~2,000 JPY)

Mobile Router Companies

UQ communications
<https://www.uqwimax.jp/english/>

Asahi Net
<https://asahi-net.jp/en/service/mobile/wimax2plus/>

Mobile Router (Wireless Internet)

For mobile Wi-Fi, called Pocket Wi-Fi, even though your speed may be a little slower, its big advantage is that it does not require cable installation. Contracts tend to be simpler and shorter, and a portable Wi-Fi also gives you access to internet on the move.

Cost: monthly fee (~2,726 JPY)
administrative fee (~3,240 JPY)

Cancellation fee: You will usually be signing a two to three-year contract when you sign up for a mobile router. If you cancel the contract in the middle of the term, you need to pay a penalty fee.

Data limit: There's limit of data. Please check the contract. Battery: you have to carry around the battery which lasts up to 10 hours.

These will require a credit card for payment.

Home Non-Cabled Router (Wireless Internet)

Home Non-Cabled Router Companies

UQ communications
<https://www.uqwimax.jp/english/>

Asahi Net
<https://asahi-net.jp/en/service/mobile/wimax2plus/>

As well as a mobile router, a home non-cabled router does not need a line construction. It may have stronger signal than a mobile router and it can also reach a wider range.

The router itself is larger and often not portable. Please note that the speed may be limited during peak network hours.

Cost: Almost same with a mobile router

Data limit: Please check the contract.

These will require a credit card for payment.

2-9 Furnishing Your Apartment

First of all, it is important to know that most accommodations in Japan will come unfurnished. Even if there is already a small kitchen unit in most apartments, you may need to buy everything from light bulbs and curtains to your own desk, chair and bed. Furnishing an apartment can be difficult at first for this reason, especially for those coming to Japan for the first time. Moreover, most of the online shops (like Amazon, Rakuten, etc.) are either only available in Japanese or only accept credit cards for payments if you buy furniture. Please refer to the following list of places to find furniture, from budget to higher-priced, for your new Japanese home.

Here are some stores located near SFC.

Furniture Chain Stores

The two biggest furniture retailers in Japan are MUJI (無印良品) and NITORI (ニトリ). Both sell cheap, quality furniture that you have to assemble yourself as well as bed sheets, pillows, curtains, dishware and more.

The nearest **MUJI** (無印良品) is in Terrace Mall, a shopping mall next to Tsujido station on the north side. Another one is in Shonan Fujisawa Opa, a department building on the south side of Fujisawa station.

There is a **NITORI** (ニトリ) store in Saikaya, a department store in front of the Fujisawa Station on the north side.

Recycle Shops – Second-Hand Stores

Japanese second-hand stores are known as “Recycle shops” and can be found in almost every city and are good to buy hefty appliances like fridges, washing machines and microwave ovens. Some will have a sign saying “リサイクル” (Recycle) and there are also franchise recycle shops too like “**HARD-OFF**” (primarily electronics and musical instruments) and its sister branch, “**BOOK OFF**” (books, CDs, DVDs, games).

MUJI



<https://www.muji.com/message/en.html>

NITORI



<https://www.nitori.co.jp/en/index.html>

HARD-OFF group



<https://www.hardoff.co.jp/en/>

Treasure Factory



<https://www.treasure-f.com/shop/725/>
(Japanese only)

There is a big recycle shop, **Treasure Factory** (トレジャーファクトリー) at Kameino 1-14-6 Fujisawa City.

It is a walkable distance from Shonandai station of 1.6 km. You can either take Odakyu line for 1 stop or walk for 20 mins.

There is another recycle shop **Expert** (エキスパート), approximately 10 min on foot from Shonandai Station. Leave the station through exit G and go straight ahead until you reach Shonandai Park. Turn left and follow the road for 450 m. Then you will see the shop on your right side.

6-34-10 Shonandai, Fujisawa-city

Sayonara Sales

Since many foreigners are living in Japan only temporarily, there is a constant flow of 'Sayonara' (goodbye) sales as people look to sell their furniture and other things they do not want before they leave the country.

See websites below for great resources for affordable furniture .

Expert



<https://www.recycle-expert.com/buy/store/shonandai>
(Japanese only)

Craigslist

<https://tokyo.craigslist.org/?lang=en&cc=us>

Freecycle

<https://www.freecycle.org/about/>

GaijinPot Classifieds

<https://classifieds.gaijinpot.com/index/index/category/furniture>

Besides furniture, you find almost everything on these sites and all explanations are in English. But you have to pick it up yourself or use a delivery service like **UPS** or **Yamato Transport**.

100 yen Stores

If you are looking for dishware, cutlery, cleaning supplies, ergonomic storage solutions, portable shelves or other small household items for a reasonable price (100 yen), you should look for them at **Daiso**, **Seria**, **Can Do** or other 100 yen stores.

Daiso store in Shonandai (near the station) is popular among international students.

100 yen stores are located in most of shopping malls.

The real price is 110 JPY per an item including tax.

Daiso Fujisawa Shonandai

9:00~21:00

2-21-3, Shonandai,
Fujisawa-shi,
Kanagawa

Outlet Stores

One of the largest Furniture outlet stores in Kanagawa is the MEGAMAX Atsugi store (5-31-1 Tomuro, Atsugi).

Keio Welcome Net

Keio Welcome Net is a volunteer organization by Keio's alumni that helps international students, researchers, and their families, settle into life in Japan.

E-mail : welcomenetevent@gmail.com

Earthquake Safety Equipment

We strongly recommend you secure large furniture to the wall as Japan is an earthquake-prone country.

As you are not allowed to put holes into the walls of your room, special earthquake equipment such as braces which fit between the ceiling and the top of shelving units is suggested (Please check the spring of the brace regularly).

Every furniture shop / DIY shop sells earthquake safety items. Please ask store staff for details.

MEGAMAX Atsugi



<https://www.megamax.jp/eng/html/shop/shopage.htm>

Keio Welcome Net



<https://sites.google.com/site/welcomenethomepage/>



2-10 Moving

Like in every other country, moving means a lot of organization.

First, you have to decide if you wish to use a moving company or take the challenge to move everything by yourself.

Tips to Make Your Moving Cheap

- ✓ Choose off-season (June, Oct., Nov.)
- ✓ Weekdays
- ✓ Afternoon
- ✓ Multiple estimates
- ✓ Take used boxes

When using a company, the cheapest times of the year to move are June, October and November. In contrast, you should try to avoid moving in March, April, July, August and the Golden Week, because these are the times when everyone is moving because of company transfers and holidays. Also, some people prefer to move on the weekend so they can unpack before going back to work on Monday. As a result, Fridays and weekends tend to be significantly more expensive and you can get discounts for moving on weekdays. Another way to save money is to move in the afternoon, because a lot of moves finish around 2 or 3 p.m., so if the company can get an extra job in during the day, they will lower the price.

Even if it is time-consuming, you should get multiple estimates. If you mention in front of the company's agent that you are getting multiple estimates, companies are likely to take that into account in their quotes.

Often you can also get a discount if you are willing to take used boxes.

How to Find a Moving Company

Moving companies in Japan offer all kind of services from full-service movers where a team of professionals will pack and unpack every single item you own, to customer-assisted moves which have an incredible variety of options, so everyone can find a financially friendly way to move ones' belongings to another place.

Here are some moving companies which offer service in the area:

Kuroneko Yamato

This company offers an all-around service in English and has special discounts for single-moving.

Nippon Express (Nittsu)

Nittsu is one of the biggest moving companies.

They also offer services for international moving.

Sakai Moving Service

As a unique feature, Sakai provides customers free 10 mins service after arrival.

They will be able to take orders such as :

- Installing lighting
- Hanging curtains
- Installing earthquake safety equipment
- Cleaning
- Relocating furnitures
- Setting up electrical appliances
- Cabling

Recycle Boy

Recycle Boy is a domestic moving company headquartered in Yokohama.

They provide packing and moving services as well as electrical and cleaning related work. One unique additional service they provide is that they will recycle any of your unwanted belongings as part of the moving service.

Kuroneko Yamato



<https://www.kuronekoyamato.co.jp/en/>

Nippon Exoress (Nittsu)



<https://www.nipponexpress.com/moving/index.html>

Sakai Moving Service



<http://www.hikkoshisakai.net/moving/>

Recycle Boy



<http://www.recycle-boy.com/rboy-english.html>

Tokyo Helping Hands



<http://tokyohelpinghands.com/>

Tokyo Helping Hands

Tokyo Helping Hands provides moving services 24 hours a day/7 days a week. They also can deliver bulky items for you if you purchase furniture or other large items that would be difficult to transport yourself. In addition, if you need to dispose of a large item that cannot be thrown in the trash, they provide a disposal service that can take care of this for you.

Procedures to Update Residential Address

When you decide to move out, there are plenty of things you have to take care of before and after your actual moving date.

☐ **Apartment Contract**

If you are living in a private apartment, you should give notice to the landlord at least one month prior to moving out depending on your contract. If you fail to contact them early enough or if you caused major damage to your apartment, the deposit (*shikikin*) you paid may not be refunded.

☐ **Cancel Utility Services (Gas, Water, and Electricity)**

You also have to notify the gas, water, electric power company and the waterworks bureau of the moving-out date and ask the settlement of the account.

If you are moving within Japan, tell them the new address at the same time so that they can start your utility services for your new apartment.

☐ **Official Registration**

If you change your address within the same municipality, you only need to notify your municipality of the change of address. Bring your residence card, my number card, and your new address.

If you move to a different municipality, your current municipality will issue you a "Move out Certificate (転出届, *tenshutsu todoke*)". You need to bring it to your new municipal office and report your moving in (転入届, *tennyu todoke*) within 14 days after you have settled in a residence at a new address in the municipality.

Also, return your NHI card to the municipal office that issued it, and visit the NHI counter at the municipal office of your new residence within 14 days of moving in order to complete the enrollment procedure.

For your pension, visit the Pension Division counter at the new municipal office. Bring your pension book and personal seal. Fill out the form for a change of address. There is no procedure in a municipal office of your old address.

If you leave Japan, fill out the "Application for the Lump-Sum Withdrawal Payments form" and send it along with your blue pension book, residence card, and a photocopy of your passport to the Japan Pension Service. You can get pension refund.

☐ **Bank**

Bring your bank card, bank book, and official documents (seal and residence card) to the bank. Visit a counter to change your address.

Contact your credit card company as well.

What to Bring to Your Municipal Office of Your Old Address

- ☐ Residence Card
- ☐ My Number Card
- ☐ Your seal (if any)
- ☐ New Address
- ☐ NHI card

What to Bring to Your Municipal Office of Your New Address

- ☐ Move out Certificate
- ☐ Residence Card
- ☐ My Number Card
- ☐ Your seal (if any)
- ☐ New Address
- ☐ Pension book

転出届 (*tenshutsu todoke*)

moving out form

転入届 (*tennyu todoke*)
moving in form

Post Office



https://www.post.japanpost.jp/int/ems/ryugaku/intl_student/index_en.html

☐ Mail

The post office redirects your mails for free for up to one year, but the forwarding address must be in Japan.

Fill out the form (転居届, *tenkyo todoke*) at your local post office to complete it online.

☐ Notify the University

Notify Keio University of your new address.

Log in to keio.jp and select "Various changes" from the top menu, and then select "Confirmation/Change of Address"

Bring your Student ID Card to the Academic Affairs Office after your new address has been registered on the keio.jp, so the registration sticker on the back of your student ID card can be updated.

