

## Japanese Custom?!

# “What is advance payment system of room rent and parking charge?”

For foreign residents, one of the main headaches is to secure housing. Differences in culture, environment and nationality obstruct smooth procedure to make housing contract. In order to overcome the obstacle, it is indispensable to understand Japanese system or style of renting room.

### Do you know Sai-no-kuni Foreigner Housing Adviser System?

Saitama Prefecture International Culture Committee of Saitama Prefecture Department of Policy and Planning International Division is in charge of “Sai-no-kuni Foreigner Housing Adviser System”. Advisers are experts recommended from real estate industry. Please feel free to contact the committee.

★★ Enquiries should be made to below:

Saitama International Association TEL 048-833-2992

Saitama Prefecture Department of Policy and Planning International Division  
TEL 048-830-2717

### Guarantor when you rent room

A majority of real estate companies asks for your guarantor to fill in contract document when you rent room. The guarantor should be responsible if something happens to the tenant. Unfortunately in reality, it is hard enough to look for a person to take over big responsibilities. However, there are organizations to take care of this difficulty. These organizations are generally called lease guarantee company. We just need to leave deposits to the company so that it guarantees our renting room.

As for such companies or organizations, there are a number of types including Japan Lease Housing Management Association (Fundamental) and National Guarantor Association. Please get more information regarding charges and details of guarantee.

### Do you understand terms related in housing contract such as “rent” and “advance payment system”?

When making rent contract, probably you face many difficult Japanese terms like “rent”, “parking charge”, “advance payment”, “bond”, “recompense” and “brokerage fee”. A lack of understanding these terms might cause you troubles after you rent room. So as to avoid any problematic situations, please use “Sai-no-kuni Foreigner Housing Adviser System” to get detailed explanation (also please do not hesitate to contact us for “Information Fujimino, No. 108” which gives you housing information)

### People on blacklist who are not able to rent room

Naturally, we want to avoid being on a blacklist (of people who violates contract). Real estate companies share a list of violators for reference when making contracts with customers. Following situations are causes of being listed on the blacklist:

- ① A person who does not pay rent or delay payment
- ② Over the number of room members listed in contract, more people come and go to room. Such situation can cause troubles.
- ③ It is not acceptable if you partially or completely lend your rent room to someone else.
- ④ A person who changes room design and re-models s/her room.
- ⑤ A person who keeps complaining about contract later are not welcomed though s/he accepted content.

## To protect your bicycle...80% of bicycle thieves caught are boys

### ●Following situations can make you victim of bicycle theft

- 1) You do not park your bicycle in fixed parking area.
- 2) You use only one key (one lock). Actually it is not so safe. Two locks like wire lock prevent from theft.
- 3) Let's put your name with security registration to your bicycle

### ●Main cases are reported in below places within 2 city 1 town 1

- No.1 Fukuoka police station/Kamifukuoka 1-chome
- No.1 Mizuho-dai police station/Higashimizuho-dai 2-chome
- No.3 Tsuruse station square Police station/Tsuruse
- No.4 Higashikubo police station Naema 1-chome

### ●“Measles” is now prevalent in Saitama

In Saitama prefecture, it seems “measles” which causes sudden fever and rash is currently prevalent.

As before, commonly babies and small children were likely to suffer from “measles”. Recently, however, more upper students of primary school tend to be infected with it.

In Saitama prefecture, health centres and prefectural homepage etc call for inoculation against “measles”.

By the spread of vaccination for “measles”, there was a sharp decreased number of “measles” patients since 2004 so that only about 50 patients per a year. However, in this year, group infection has been seen in Kanto region especially Tokyo and Ibaraki. Universities and high schools are now not abale to avoid of cancelling classes.

In Saitama prefecture too, “measles” patients are over 109 in this year.

A junior high school in western Saitama reported that 14 students were infected by “measles” and suspended for attendance.

The current tendency is said that 40% of “measles” patients are 10~14-year-old children. The infectious power of “measles” very much strong since it spreads over by air infection like sneezes, cough or just contact itself. Then, what we can do first is to have inoculation against “measles”. You need more care and treatment if you have primary or junior-high school child(ren)

### ●Group of parents growing up with children The June Schedule !

Why don't you come over to enjoy conversations with mothers from different countries? This group provides your child(ren) a great fun while you get a chance to discuss about everyday difficulties on child-rearing for 2 hours. Let's be free from stress!

The meeting, “Group of parents growing up with children” is held every month. In the beginning of a month, the date is announced. So please contact our centre for every-month schedule. (256-4290)

**Date** June, 28 (Thu) 10:00~12:00

**Place** Fukutopia

**Theme** Let's play with newspaper and cardboard!

### ●Japanese language class for foreign children Multicultural coexistence space

Students from Saitama University and volunteers help your child(ren)'s Japanese language, school study and homeworks. Please come and join us!

◆Sponsor Saitama International Association · Saitama University

◆Place Omiya Sonic City 5<sup>th</sup> floor  
Saitama University satellite room

◆Date Every Wednesday 5:30 pm ~  
7:30pm (Free of charge)

★Translators  
wanted for our  
“information Fujimino”

“Information Fujimino” has been published in several languages for 10 years. Many of native speakers help language translation for this publication. At the moment, we are looking for new volunteers who can translate it into your mother tongue languages. If you are interested in, please contact Fujimino International Cultural Exchange Center.

Phone **049-256-4290**