

Living in Japan –Call for attention regarding living in an apartment in Japan

What should be done?!

- * If you are billed **300,000 JPY** for water leakage
- * If you need to pay **270,000 JPY** for damages found during inspection when moving out When you are faced with this kind of situation...

How should things be explained to the landlord?!

This is when you should be insured. If you are planning to move into a private apartment, or if you currently do not have insurance to cover accidents or fires, **now is the time to get it!**

1. For rent and other guarantees: Coop-Rent Insure (renewed every year)
2. For bicycle-related accidents, damage involving water leakage, fires etc.:

Comprehensive Insurance for Students Lives Coupled with “Gakkensai” for inbound students (“Inbound futai-gakuso”, make sure to confirm the duration of the insurance)

Both of the above are carried out by the Osaka University COOP Office. **Inquiry: info@coop-ri.com**

Here are some benefits of getting insurance!

1. Help is provided in five (5) languages, 365 days/24 hours (anytime!), and someone will act as a mediator in times of trouble[Coop-Rent Insure]
2. Application can be done online, and settlement negotiation services will be provided if you are in an accident and the other party is injured (no settlement service for tenant liability) [Inbound futai-gakuso]

Before moving in

Be sure to take pictures of your room beforehand. You may need them to confirm the state of the room during inspection.

Make sure to read about the rules of throwing out the trash on the website of the city that you live in!

You are required to contact your landlord (or the room management company) in the following cases!

- *When you are planning to temporarily go back to your country or take a trip (remember to pay your rent BEFORE leaving the country!)
- *When you are planning to move out (this should be done one month or more before your move out date. If you are late in letting the landlord know, you may be subject to pay for rent for the month after you move out)
- *When you have decided that you would like to share a room with a friend or there has been a change in occupants
- *When the walls, windows, bathroom sink or bathtub have been damaged
- *If you wish to continue living there after you have graduated or completed your program at Osaka University

When moving out

You are required to have the landlord (or room management company) inspect your room. You will be billed for repairs for any damages done. Please have some money ready just in case.

For more information or questions

Graduate Students Section, GSES : ki-daigakuin@office.osaka-u.ac.jp

The Advising Room for International Students, GSES : aris@ad.es.osaka-u.ac.jp

For your reference

The Support Office [Living in Japan]: <https://iss-intl.osaka-u.ac.jp/supportoffice/eng/living/>

日本での生活ー日本でアパートに住むときの注意ー

例えば・・・

- ・水漏れで **30万円** 請求
- ・退去時の点検で破損等が見つかり、**27万円** 請求

どうしよう・・・

相手とどう話したらいいの?! わからない!

こんな時のために、保険があります。これから民間アパートに入居する予定の人、また現在事故や火災を保証する保険に入っていない人はすぐに入りましょう!

- 1 家賃などの保証…コープレントインシュア (要毎年更新)
- 2 自転車事故・水漏れ・火災などによる損壊等の保証…外国人留学生向け学研災付学生生活総合保険 (“インバウンド付帯学総”、加入期間要確認)

いずれも大阪大学生協で実施しています。問合せはこちら info@coop-ri.com

こんなメリットが!

- 1 5か国語 & 365日 24時間対応、トラブルがあったときの仲裁[コープレントインシュア]
- 2 ネットでの申し込み、事故にあって相手にケガをさせたときの示談交渉サービス (借家人賠償責任は示談サービスなし) [インバウンド付帯学総]

住み始める前に

部屋の写真を撮っておきましょう。退去時の部屋の確認で必要かもしれません。

住んでいる市のホームページでゴミ出しルールを確認!

こんなときは大家さん (部屋の管理会社) に連絡!

- * 一時帰国や旅行などで部屋を空けるとき (家賃を払ってから出国!)
- * 退居するとき (退去する1か月以上前に申し出ること。遅いと退去月の翌月も賃料が発生します)
- * 最初は1人で住んでいたが友達と部屋をシェアしたい、または部屋をシェアする友達が変わった
- * 壁や窓、洗面所やバスタブなどが壊れた

退去するとき

大家さん (部屋の管理会社) と部屋の確認をします。破損等があれば修理代を請求されます。念のためお金を準備しよう。

問合せ

基礎工学研究科大学院係 : ki-daigakuin@office.osaka-u.ac.jp

基礎工学研究科留学生相談室 : aris@ad.es.osaka-u.ac.jp

参考

サポートオフィス[日本での生活] : <https://iss-intl.osaka-u.ac.jp/supportoffice/eng/living/>