

Supply of Metropolitan Housing

In Tokyo, there are about 260,000 metropolitan housing units covering a total land area of about 1,900 hectares. As a residential safety net for Tokyo's citizens, they ensure residential stability for those who are financially pressed for accommodations. TMG thus works to appropriately maintain, manage, and rebuild metropolitan housing blocks.

Metropolitan housing rebuilding

The reconstruction of aging metropolitan housing blocks is important for renewal purposes, but also vital in terms of disaster reduction, fire resistance efforts, 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 works to reduce environmental load by recycling waste construction materials and installing solar generators.



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 home facilities such as adding handrails in bathrooms and lavatories and replacing front-door door knobs with lever handles, as well as the installation of 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

Based on the Metropolitan Housing Seismic Retrofitting Program, which was revised in July 2012, the TMG is proceeding with seismic retrofitting of metropolitan housing in a systematic, organized manner.

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 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 fees 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 persons, 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 families with children on a limited duration tenancy.

In addition, the metropolitan government 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 standards or who are in arrears with their rent, to vacate the premises.