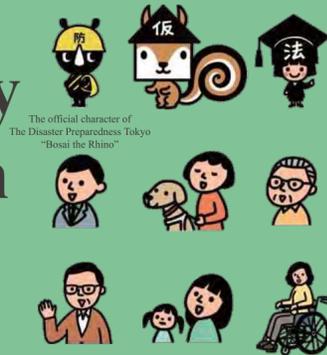


# Temporary Housing in Tokyo



Start thinking about it now to protect your life after an earthquake strikes.

Tokyo Metropolitan Government

March 2022

## How to Use This Leaflet

### I

Fill in information about your family and home.

### II

Look over the flowchart and explanation (on the reverse side).

### III

Create a checklist of where to take shelter and where to reside temporarily in the event of a disaster, as though you were running a simulation.

## I. Information on Your Family and home

### Family

Number of people living together ( )

People who require special consideration in a disaster: (If applicable ✓)

Elderly  Disabled  Infants  Foreigners  Other

### Home

Ownership Status (Own / Rent)	Built: (Gregorian Calendar)	Structure Materials (Wood, steel, etc.)	Style (House, condominium, etc.)	Layout (one room, 2 LDK, etc.)
	Year			

Roughly 80% of deaths during the Great Hanshin Awaji Earthquake were caused by crushing due to building collapse. Buildings built before 1981 do not conform to modern earthquake standards and may be unsafe in the event of a major earthquake.

### Area Risk Level

Name of Town and Block	Building Collapse Risk Rank	Fire Risk Rank	Emergency Response Difficulty Risk Rank	Total Hazard Rank

The Tokyo Metropolitan Government publishes various hazard ranks (five ranks, from low risk (1) to high risk (5)) for each town and block. Check the hazard rank for the area where you live.



[https://www.toshiseibi.metro.tokyo.lg.jp/bosai/chousa\\_6/home.htm](https://www.toshiseibi.metro.tokyo.lg.jp/bosai/chousa_6/home.htm)

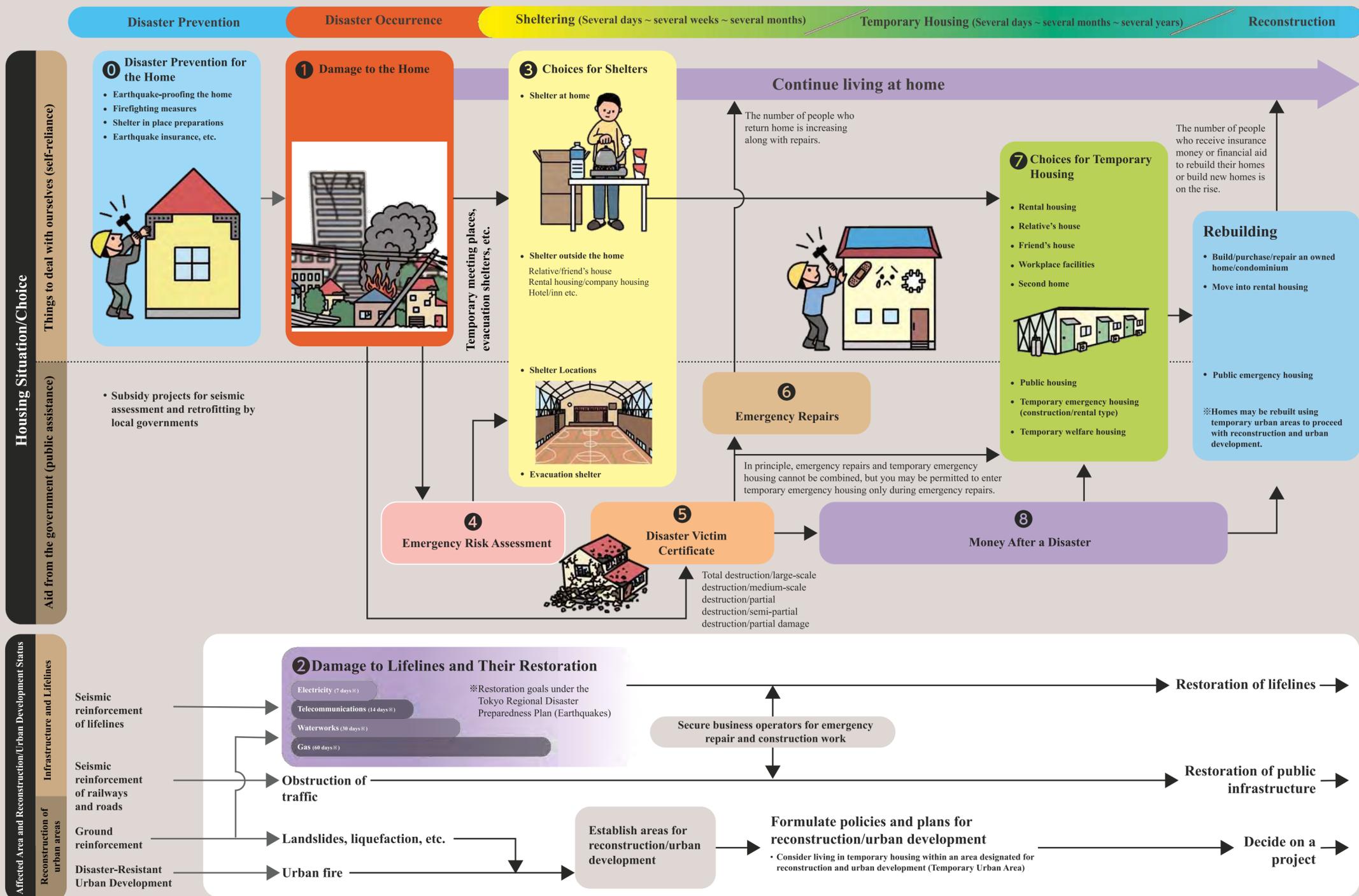
### Disaster Insurance

Yes/No (If applicable ✓)  Fire insurance  Earthquake insurance

Fire insurance does not cover building collapse or fires caused by earthquakes. You must join earthquake insurance to protect against damage from earthquakes. Earthquake insurance cannot be purchased alone, but must be purchased in combination with fire insurance.

## II. Temporary Housing in Tokyo: Flowchart

● Check the explanations for each number on the reverse side.



## III. Emergency Shelter & Temporary Housing Locations

Suppose that your home is severely damaged, making it difficult to continue living at home.

Imagine shelter locations		Imagine temporary housing locations	
Ex.)	Relative's house, rental housing, company housing, evacuation shelter, welfare shelter, etc.	Ex.)	Repair your home and live there, live at a parent's home, relative's home, rental housing, temporary emergency housing (constructed) (rental), public housing, etc.
Order of preference	Method and location, etc.	Order of preference	Method and location, etc.
1		1	
2		2	
3		3	

### Disaster Preparedness & Temporary Housing Checklist

Enter the following marks in the box: ○: Perfect ○: Ok △: Unsure ×: Insufficient.

Earthquake resistance assessment/reinforcement	Participation in disaster prevention drills (Fire drills, etc.)	
Securing furniture to prevent falling	Local connections (Neighborhood councils, repair workers, etc.)	
Shatterproof film for glass	Connections with relatives and friends	
Home fire extinguishers and home fire alarms	Preparation for temporary housing in the wider area (Preliminary visit to potential evacuation sites)	
Seismic breakers, flashlights, etc.	Knowledge (Government aid, etc.)	



For more information on sheltering at home and life in evacuation shelters, refer to "Disaster Preparedness Tokyo" and "Tokyo Disaster Readiness Guide".



▲ Disaster Preparedness Tokyo



▲ Tokyo Disaster Readiness Guide

If a major earthquake strikes, making it impossible to continue living in your current home, you will need temporary housing immediately. Consider this problem as something that could happen to you.



If your home is not damaged in the first place, you will not need to live in temporary housing, so you'll want to take measures to prepare your home against disaster.

## 0 Disaster Prevention for the Home

### Earthquake-proofing the home



Preparing our homes against disaster decreases the likelihood of damage in an earthquake, increasing the possibility of being able to continue living in your home.

Subsidy systems for seismic assessment and reinforcement vary by municipality. Ask your local municipality for more information!

### Firefighting measures



In Tokyo, there is concern for the risk of a major fire during an earthquake. There are many measures you can take, such as having a fire extinguisher and preventing electrical fires (turning off circuit breakers).

Actively participate in fire drills to prepare for the worst!

### Shelter in place preparations



You will need to stockpile water, food, and portable toilets. Also be sure to prepare items based on your family's situation, such as medicine for the elderly and powdered or liquid formula for infants.

We recommend that those living in high-rise condominiums stockpile larger quantities, as elevator stoppages make entering and leaving the building more difficult.

### Earthquake insurance



Review fire insurance and earthquake insurance policies, keeping in mind finances in the event of a disaster.

For condominiums, don't forget to get earthquake insurance not only for private areas, but for common areas as well.

## 1 Damage to the Home

Even houses built after June 1981 under new earthquake-proof standards may suffer some damage when hit by a strong quake of intensity 6 or 7.



## 2 Damage to Lifelines and Their Restoration

The restoration goals\* under the Tokyo Regional Disaster Preparedness Plan (Earthquakes) are 7 days for electricity, 14 days for telecommunications, 30 days for waterworks, and 60 days for gas.

\*Goals for the number of days to restore at least 95% functionality of each lifeline

Even if you are able to live at home, you may have to live with disrupted lifelines.



## 3 Choices for Shelters

### <Continuing to Live at Home>



If your home is in livable condition, you may choose to shelter at home rather than go to an evacuation shelter.

When sheltering at home, there is the risk of aftershocks or another main shock, so you must verify and judge the safety of surrounding structures yourself.

### <Sheltering Outside the Home>



If it is unsafe to live at home, taking temporary shelter at the home of a nearby relative or friend, privately rented housing, a hotel, company housing, or company dormitory is a possible choice.

If you are unable to secure a suitable shelter location nearby, you may also choose to evacuate to a farther away "wider-area evacuation shelter".

### <Evacuation Shelters>



If it is unsafe to live at home, you can evacuate to an evacuation shelter, such as an elementary or junior high school gymnasium. Temporary shelter in public housing, etc. may also be available.

Life at an evacuation shelter involves living with many strangers, meaning you may have to put up with a different lifestyle from the one you are accustomed to. Those who are able are asked to cooperate in running the evacuation shelter.

### <Welfare Shelters>

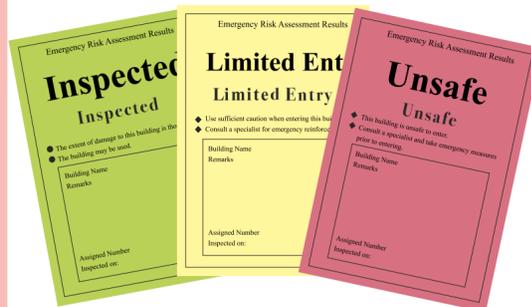


Those with disabilities are often worried whether they will be able to live safely at an evacuation shelter.

Welfare shelters may be established by municipalities and welfare providers for those who require special care and may have difficulty living at an ordinary evacuation shelter.

## 4 Emergency Risk Assessment

Emergency risk assessment involves surveying buildings damaged in a disaster to determine the risk of collapse, falling walls and windows/panes, or toppling over of equipment due to aftershocks, etc.

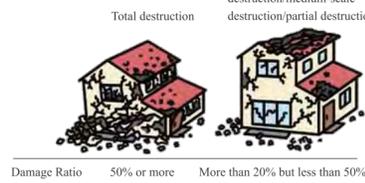


If your home is deemed "Unsafe" or "Limited Entry", you may need to evacuate your home for the time being.

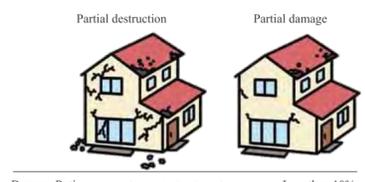
## 5 Disaster Victim Certificate

A disaster victim certificate is given when the ward or municipality certifies the extent of damage a house has suffered.

Upon request by the disaster victim, the municipality will conduct inspections to determine the extent of the damage, then issue a Disaster Victim Certificate. The Disaster Victim Certificate is used to determine eligibility for various aid programs.



Damage Ratio 50% or more More than 20% but less than 50%



Damage Ratio More than 10% but less than 20% Less than 10%

Separate inspections are used to assess damage in the Emergency Risk Assessment and Disaster Victim Certificate. Just because your home was deemed "Unsafe" in the Emergency Risk Assessment does not necessarily mean that it will be certified as "Total Destruction" on the Disaster Victim Certificate.

Before repairs or restorations, take photographs of the damage and document it as best you can.

\*Degrees of damage are for illustration purposes only. \*Includes condominiums.

## 6 Emergency Repairs

The Emergency Home Repair System is a system in which the local municipality will make the minimum repairs necessary up to a certain limited amount in the event that a home partially destroyed/burned in a disaster can be made habitable through emergency repairs and that the owners do not have the resources to repair it themselves.



The limits are about 600,000 yen for "large-scale destruction", "medium-scale destruction", and "partial destruction" and 300,000 yen for "semi-partial destruction". The owners are responsible for any costs beyond that.



The Emergency Repair System was also applied to common areas of condominiums during the Great East Japan Earthquake and the Kumamoto Earthquake.

※ Applies to all owned homes, including houses and condominiums.

In principle, emergency repairs and temporary emergency housing cannot be combined, but you may be permitted to enter temporary emergency housing only during emergency repairs.

## 7 Choices for Temporary Housing

### Earthquake Directly Beneath the Southern Part of Tokyo (M 7.3, a winter evening, wind speeds 8 m/s)

Estimated No. of Buildings Damaged (Total Destruction/Partial Destruction/Total Burning)

About **400,000** buildings

Estimated damage to Tokyo from an earthquake directly under the city (May 2022: Tokyo Metropolitan Disaster Prevention Council)

In past earthquakes, emergency temporary housing was provided for 20-30% of totally or partially destroyed households. The remaining 70 to 80% were able to secure housing themselves.

Temporary emergency housing About **20 to 30%**

Secured own housing About **70 to 80%**

### <Government Aid>

Temporary housing is provided free of charge to those whose homes have been damaged in a disaster and are unable to obtain housing through their own resources. Legally, temporary housing is provided for a maximum of two years as a general rule.

It has become common practice for the government to rent out existing rental housing below a certain set fee and provide it as emergency temporary housing since the Great East Japan Earthquake.

Tokyo has limited land for constructing emergency housing and has vacant houses for rent, meaning that the likelihood that emergency housing will be rented rather than constructed is high.



Temporary prefab housing



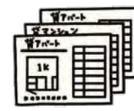
Temporary wooden housing



Rental emergency housing

### <Securing Own Housing>

Renting a home using your own resources



Relative/friend's house



What other options are available besides temporary housing provided by the government?

### <Wider Area Temporary Housing>



Those who have the resources to rent a house on their own can find and move into a vacant rental house.

You might also consider living with relatives or friends. Lengthy stays may cause stress on both parties.

"Wider-area temporary housing" outside the affected area is also a possibility.

## 8 Money After a Disaster

Tell me what kind of money is available when disaster strikes my home!



**Disaster Victim Livelihood Reconstruction Support Fund:** If your house is severely damaged in a major disaster, you may be eligible for up to 3 million yen in aid. Get your Disaster Victim Certificate, and keep an ear out for information on financial aid.



**Disaster Condolence Fund:** Families of those killed or missing in a major disaster may be eligible for a disaster condolence fund of up to 5 million yen. Do not forget to apply at your local government office.



**Guidelines for Debt Consolidation after a Natural Disaster:** If the effects of a natural disaster under the Disaster Relief Act make it difficult for disaster victims to repay mortgages or other debts, victims may be eligible for debt reduction. First, consult with your financial institution or an expert.

Reference: "Assistance Programs for Disaster Victims", Cabinet Website (<http://www.bousai.go.jp/taisaku/hisaisyagyousei/seido.html>)

## Comments from the Disaster Preparedness and Temporary Housing Workshop

From August 2019 to February 2020, Senshu University hosted workshops on post-disaster temporary housing in six locations throughout Tokyo, which were attended by people of all ages, people working in companies, people raising children, people with disabilities, and others.



"I'd only ever thought about the immediate aftermath of a disaster. I hadn't imagined what I would do after evacuating, but it's important to think about this ahead of time."



"I would want to live in temporary housing where we communicated with each other on what we can and cannot do."



"I think I want to have many options for evacuation and temporary housing in case sheltering at home is not possible."



"The hurdle to evacuating to an area outside the affected area would be lower if I could telework."

### Column

#### Wider-Area Temporary Housing

Some participants at the Disaster Preparedness and Temporary Housing Workshop said that they would like to evacuate to somewhere farther away until things returned to normal.

The Tokyo Metropolitan Government has entered into partnerships with neighboring prefectures, etc., for mutual cooperation in providing rental emergency housing in other prefectures in the event of a major disaster.

Inquiring with governments and otherwise collecting information on evacuation sites is important so that the necessary information can be obtained when evacuating somewhere far away.

It will not be easy to find temporary housing in the wider area in the post-disaster chaos. Looking for housing along a specific route is a realistic option.

#### Toward Regional Recovery

At the Disaster Preparedness and Temporary Housing Workshop, we heard comments such as, "I would be anxious going to a place I don't know. I would like to rebuild my life in my current location."

The Tokyo Metropolitan Government has created the "Earthquake Disaster Recovery Manual (Recovery Process)". The manual proposes "collaborative community recovery" in which residents and organizations work together, and introduces mechanisms for residents to help move forward with community recovery. This manual also shows the recovery process for the city, housing, industry, and lives.

For details, see the Tokyo Metropolitan Government website.



<https://www.bousai.metro.tokyo.lg.jp/bousai/1000031/1003362.html>

#### For Those Living in Condominiums

It has been indicated that, when condominiums suffered damage in previous earthquakes, there were problems reaching consensus on repair or reconstruction.

Prepare for a disaster by developing and reviewing your condominium's disaster preparedness organization and drills, earthquake insurance for common areas, and lists of residents.

#### Malicious Business Practitioners and Scams

It has been indicated that, after a disaster, repair companies with malicious practices may charge high repair fees, or scam groups may demand account numbers and PINs under the pretense of providing assistance.

If you are unsure, do not try to solve the problem yourself; contact your local consumer affairs center (Consumer Hotline 188).

**Return to the front and fill in III. Emergency Shelter & Temporary Housing Locations and the Checklist.**