

Living in Japan Guide

Housing Guide

Finding Safe, Comfortable, and Affordable Accommodation in Japan

Prepared by JP Supports

Welcome to Your New Home in Japan

Finding a place to live is one of the first and most important steps after arriving in Japan. Whether you are moving as a student, a skilled worker, or a professional, having safe and comfortable accommodation will make your transition much easier.

Japan offers a wide variety of housing options, each with different costs, rules, and lifestyles. Understanding the rental process, contracts, utility services, and local customs will help you avoid misunderstandings and enjoy your new home.

This guide explains everything you need to know about finding accommodation, signing rental agreements, managing utilities, and living responsibly in Japanese communities.

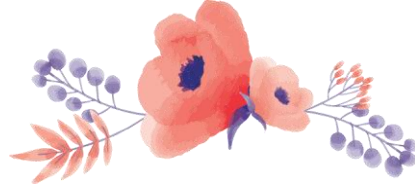
Types of Accommodation

Japan provides several housing options depending on your budget and lifestyle.

Apartments

Apartments are the most common choice for workers and long-term residents. They offer privacy and independence but usually require signing a rental contract.





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Share Houses

Share houses are popular among international students and young professionals.

Residents usually have:

- Private bedrooms
- Shared kitchens
- Shared bathrooms
- Shared living areas

They are often more affordable and require lower upfront costs.

Company Dormitories

Many Japanese companies provide dormitories for foreign employees.

Benefits include:

- Lower rent
- Furnished rooms
- Utilities may be included
- Close proximity to the workplace

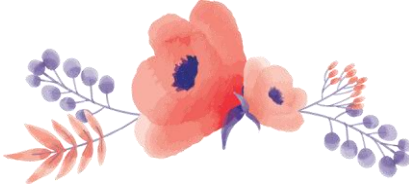
Availability depends on your employer.

Student Dormitories

Universities and language schools often provide student accommodation.

These residences are designed specifically for international students and usually offer a safe environment with lower rental costs.





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Houses

Families or individuals planning long-term stays may choose to rent an entire house.

Although more expensive, houses provide additional space and privacy.

Understanding Rental Costs

Renting a property in Japan often requires several initial payments before moving in.

These may include:

- First Month's Rent
- Security Deposit
- Key Money (non-refundable gift to the landlord)
- Agency Fee
- Maintenance Fee
- Lock Replacement Fee
- Cleaning Fee

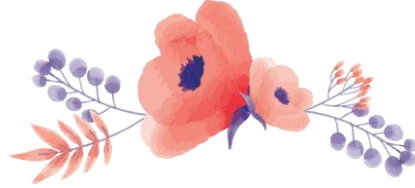
These upfront costs can total several months' worth of rent, so it is important to budget carefully before signing a contract.

Always ask for a complete breakdown of costs before making any payments.

Guarantors

Many landlords require a guarantor (保証人) who agrees to take financial responsibility if the tenant cannot meet their obligations.





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If you do not have a guarantor in Japan, your employer, school, or a guarantor company may be able to assist.

Signing a Rental Contract

Before signing any agreement:

Read every section carefully.

If you do not understand Japanese, ask someone to translate the contract or seek assistance.

Check:

- Monthly rent
- Contract duration
- Renewal fees
- Deposit conditions
- Move-out requirements
- Utility responsibilities
- Pet policies
- Smoking rules

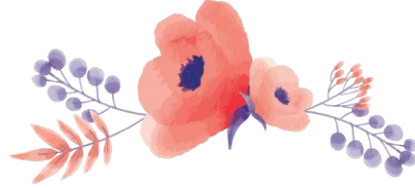
Never sign a contract you do not fully understand.

Setting Up Utilities

Most apartments require you to arrange your own utility services.

These include:





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Electricity

Electricity companies will activate your service after registration.

Water

Water service is usually arranged through your local municipality.

Gas

Gas often requires an appointment with a technician before activation.

Always be present during the inspection.

Internet

Internet providers offer various plans.

Installation may take several weeks, so arrange it as early as possible if needed.

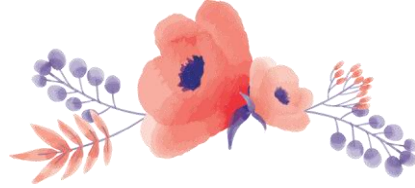
Furniture and Appliances

Some accommodations are fully furnished, while others are completely empty.

You may need to purchase:

- Bed
- Mattress
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- Refrigerator
- Washing Machine
- Microwave
- Curtains
- Table
- Chairs

Many second-hand stores offer affordable household items in excellent condition.

Garbage Disposal

Japan has one of the world's most organized waste management systems.

Garbage must usually be separated into categories such as:

- Burnable Waste
- Non-Burnable Waste
- Plastic
- Bottles
- Glass
- Aluminum Cans
- PET Bottles
- Paper and Cardboard

Each city has its own collection schedule.

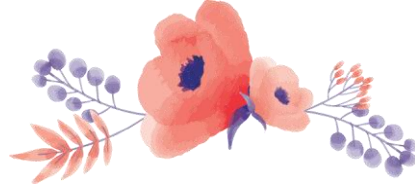
Improper disposal may result in garbage not being collected or warnings from local authorities.

Always check your local garbage collection calendar.

Living Respectfully

Japanese neighborhoods are generally quiet and highly respectful.





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To maintain good relationships with your neighbors:

- Keep noise levels low.
- Avoid loud music late at night.
- Do not leave personal belongings in shared areas.
- Follow apartment rules.
- Respect shared facilities.
- Keep entrances and hallways clean.

Simple acts of courtesy create a positive living environment for everyone.

Home Safety

Japan is one of the safest countries in the world, but basic precautions are still important.

Remember to:

- Lock doors and windows.
- Know emergency exits.
- Install emergency contact numbers in your phone.
- Keep a flashlight and emergency supplies.
- Learn basic earthquake safety procedures.

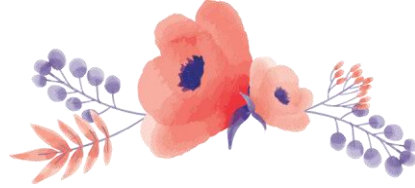
Many apartments also provide emergency evacuation instructions.

Moving Out

Before leaving your accommodation:

- Notify your landlord or management company in advance.
 - Cancel utility contracts.
 - Clean the apartment thoroughly.
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- Remove all personal belongings.
- Return all keys.
- Attend the final property inspection if required.

Some cleaning costs may be deducted from your deposit depending on the contract and the condition of the property.

Tips for Finding Good Accommodation

When searching for housing:

- Choose accommodation close to your workplace or school.
- Consider access to public transportation.
- Compare rental costs carefully.
- Visit the property before signing whenever possible.
- Read online reviews if using a property management company.
- Keep copies of all rental documents and receipts.

Taking time to research your options can save money and prevent future problems.

Need Help Finding Accommodation?

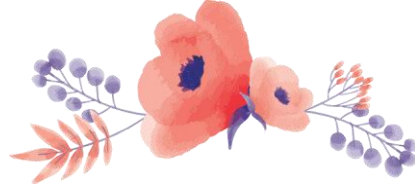
Finding accommodation in a new country can be challenging, especially if you are unfamiliar with Japanese rental procedures or language requirements.

If you are planning your move from **Sri Lanka**, **JP Supports** works with our trusted Sri Lankan consultation partner:

Moshi Moshi Nippon

Website: <https://moshimoshinippon.com/>





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Their team can provide guidance on:

- Preparing for your move to Japan
- Understanding accommodation options
- Student and worker relocation advice
- Living expenses in Japan
- Visa consultation and documentation
- Pre-departure planning
- General information about settling into life in Japan

Whether you are moving for study or employment, professional guidance can help make your relocation smoother and less stressful.

Please note: Housing availability, rental approval, and tenancy agreements are subject to landlords, property management companies, and local regulations. Consultation services provide guidance and support but cannot guarantee accommodation placement.

For more information or to schedule a consultation, visit:

 <https://moshimoshinippon.com/>

About JP Supports

JP Supports is dedicated to helping international students, professionals, and skilled workers build successful lives in Japan. Through practical resources, reliable information, and trusted partnerships, we strive to make your relocation experience as smooth and informed as possible.

Conclusion

Finding the right home is one of the most important steps in building a comfortable life in Japan. By understanding the rental process, planning your budget, respecting local customs, and preparing for daily responsibilities, you can enjoy a safe and rewarding living experience.

Your new home is more than just a place to stay—it is where your journey in Japan begins. We hope this guide helps you settle in with confidence and ease. Welcome to your new home in Japan!

