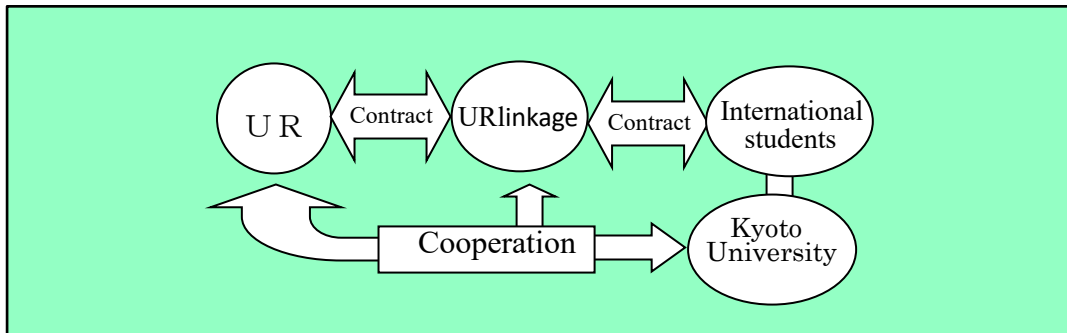


UR Rental Housing  
 (Rakusai Shinbayashi Location)

## Welcome Guide

**This UR Rental Accommodation Guide is for the housing support for International students and researchers in Kyoto University. Kyoto University cooperates with UR Urban Agency and UR Linkage to supply affordable housing for the individual needs.**



### What's UR?

UR Urban Agency (Urban Renaissance Agency of Independent Administrative Institution) is founded to supply urban houses and apartments for workers *in the suburbs* in 1955 as national housing policy.

UR Urban Agency manages and considers the safety of over 750,000 houses and apartments in Japan. "UR" is an abbreviation of Urban Renaissance agency. UR manages over 210,000 of UR Rented Accommodation in Kansai Area alone.

# Advantages of UR Rental Accommodation

- ① No Key Money
- ② No Commission Fee
- ③ No Renewal Fee
- ④ No Guarantor
- ⑤ Available for House sharing
- ⑥ No initial procedures for setting utilities
- ⑦ Life Support System

①②③needs a security deposit, the amount equal to one month rent

⑤It's available for room-sharing.

※2DK (Two rooms, dining and kitchen) accommodates up to two people.

⑥Utilities including electricity, gas and water are ready at the moving in day.

※UR does initial procedures for setting up utilities on behalf of new tenants.

# Plan

Name of the Location	Rakusai Shinbayashi Location
Address	4-5 Oenishishinbayashi-cho, Nishikyo-ku, Kyoto City, Kyoto Prefecture
Construction	5 stories reinforced concrete construction <b>without elevator</b>
The initial management date	September, 1976~January, 1978
Earthquake Endurance Test	Satisfies the governmental earthquake endurance code
Rent including rental furniture	51,200 ~ 60,000yen
Management fee	6,500yen
Unit size	40 m <sup>2</sup> 2DK-ア(2 rooms with Dining and Kitchen)
Fixed furniture and appliances	One air conditioner, cooking stove, ceiling lights, window coverings
Floor Plan	<p>You cannot install the air-conditioner this side</p>

Room models ※These images are for illustration purposes only.

< Rakusai Shinbayashi >



# The Cost of Renting UR Housing

## ◆The Breakdown of the Initial Cost

Item	Receiving party	Amount	Note
Deposit	UR Linkage	Same as one month rental	
Prorated monthly rent	UR Linkage	Only pays for the actual number of the days you stayed on the first month	calculated based on 30 days a month
Prorated monthly management fee	UR Linkage	Only pays for the actual number of the days you stayed on the first month	calculated based on 30 days a month
Housing Insurance fee	UR Linkage	Only pays for the actual number of the days you stayed on the first month	Needs to be renewed once a month

※The initial cost will be paid to UR Linkage upon the day of the contract

## ◆The List of Monthly Payments

Item	Receiving party	Amount
Rent	UR Linkage	51,200 ~ 60,000yen
Management fee including rental furniture	UR Linkage	6,500 yen
Housing Insurance	UR Linkage	510yen/ month
Water usage	Kyoto Water bureau	Depends on individual usage
Electricity usage	Kansai Electricity	Depends on individual usage
Gas usage	Osaka Gas	Depends on individual usage
CATV usage	ZTV	Optional
Internet charges	Service provider	Optional
Telephone charge	NTT	Optional

※Monthly payment to UR Linkage: The rent and Management fees are automatically withdrawn from tenant's Japan Postal Bank account on the 10<sup>th</sup> of every month.

※ Please find a contact number for the services above on page 12.

# Important Notes about UR Rental Apartment

## One-Year Contract

### Tenant should know...

#### ◇Contract Term

The Contract Term is one-year.

Unless there is the notification of vacating from either the tenant or UR Linkage, the contract will be automatically renewed for the next one-year term.

#### ◇Tenant Responsibilities

The tenants have to followed the rules and regulations that set by the management company as UR Linkage.

#### ◇Repair Duties

The tenant is responsible for the repairing and renewing tatami, shoji, fixture, ceiling and wall damages as well as fixing the damages for the rental furniture and appliances with the tenant's cost.

#### ◇Restoration Duty

If the tenant damages the unit including any fixture, rental furniture/ appliances, or renovated the unit without UR Linkage's permission, it is the tenant's responsibility to restore with the tenant's own cost.

## ◇Permission from UR Linkage

UR Linkage's permission is necessary, when the tenant remodels or alternates the interior of the unit.

## ◇Notification to UR Linkage

The tenant must notify UR Linkage through Kyoto University International Service Office:

When the tenant damages the unit including fixture, rental furniture and appliances.

When the tenant lose the status of Kyoto University student or researcher.

When the tenant lost a key for the unit, the key cylinder has to be replaced for the security purpose with the tenant's own cost.

## ◇Prohibition of Subletting

UR strictly prohibits the tenant from subletting the unit. Also non-contractor(s) is not allowed to share the unit with the tenant.

## ◇No Pet

Having pet(s) in the inside or outside of UR property is prohibited.

## ◇Noise

Disturbing roommate and neighbors with loud noise is not allowed in the property. Please use your best judgment to keep public order.

## ◇Termination of Rental Contract

UR Linkage is entitled to terminate the rental contract for the following reasons:

When the tenant fails to pay the rent more than two months.



When the tenant commits any prohibited matter listed above.

When the tenant disturbs the community and public order.

## ◇Also available for House Sharing

This 2DK unit is also available as house sharing and move in with up to 2 individuals.

The change of tenants during the contracted term is not allowed.

The total monthly payment including rental furniture will be withdrawn from one of tenants' a Japan Postal Bank account.

When the one tenant moves out, the remaining tenant will be responsible of the total monthly payment.

The part of the deposit paid by the departed tenant will not be returned but it stays to the remaining tenant.

## **UR Linkage's Facilities and Services**

### ◇Furnished Units

Please find page 3 for the list of furniture and appliances that come with the unit.

### ◇Cleaning furniture

Please clean furniture day by day. If it is too dirty, you need to pay the cost of restoration.

### ◇No initial procedures for setting utilities

UR Linkage sets up the utilities including gas, water and electricity for the tenant.

## **Payments**

### **◇Security Deposit**

The security deposit is equal to one month's rent.

### **◇Management Fee (monthly)**

Management fee is due every month in addition to the rent. The fee covers the costs for landscaping, cleaning, janitorial service, maintenance of the building and life support system as well as the use of electricity for the common area.

### **◇Utility payments(electricity, water and gas)**

The tenant is responsible for the monthly utility charges.

### **◇TV Viewing**

To watch local TV networks, it is necessary to subscribe cable TV at the tenant's own cost.

### **◇Internet Service**

Internet service(fiber-optic system) is available upon the tenant request. The monthly usage is responsible by the tenant.

### **◇Renters Insurance**

The enrollment of fire insurance, which designated by UR Linkage, is necessary.

## **Monthly Payment**

### **◇Rent and Management Fee Payments**

It is important to decide one Japan Postal Bank account for automatic withdrawals of the rent and management fee payments between the roommates.

The rent and Management fee are automatically withdrawn from the tenant's Japan Postal Bank account on the 10<sup>th</sup> of every month.

※Please kindly bear the bank remitting charges for funds transfer yourself.

※If the rental payment is delayed, the tenant is responsible for default interest of 14.56% per annum equal to the number of the delayed days.

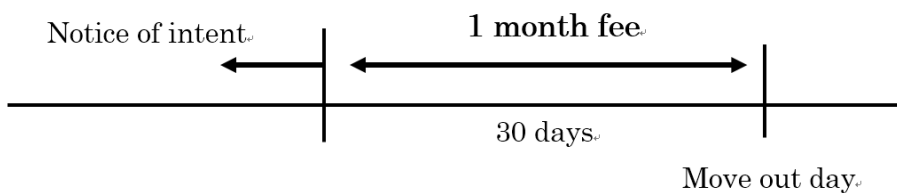
### **◇The Rent and Management Fee shall be occurred on the day of key handover.**

The first and the last month rents will be prorated for the number of days remaining for the first month. It is calculated based on 30 days a month.

## **At the Time of Moving Out**

### **◇Notification of Moving out**

Minimum of 30 days notice of intent to vacate is required. Please notify UR Linkage your date of moving out by e-mail to the following email address.



### **◇Cleaning at Moving out**

Please clean the furniture and the room before you leave.

### **◇Refund of Security Deposit**

Security deposits will be refunded upon inspection and cleaning of the property. The cost of restoration and the last month of prorated rent will be subtracted from the security deposit. The balance will be refunded to the tenant's Japan Postal Bank account within 45 days after the tenant's moving out day.

If deposit is insufficient, you will pay the deficit.

### **◇The Last Utility Payments**

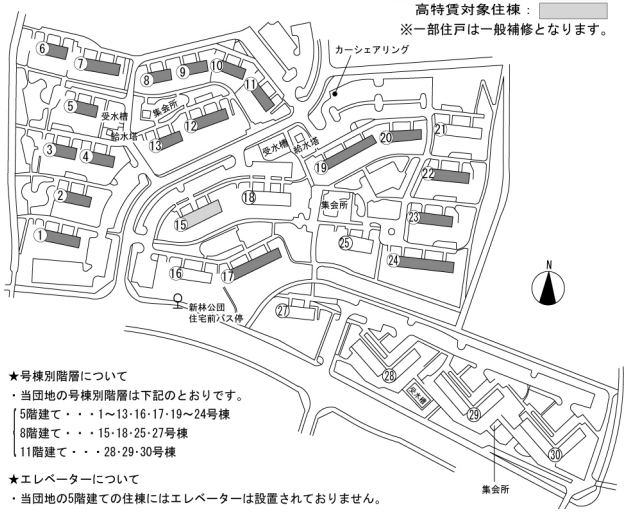
To make sure all the utility bills has paid before the tenant vacate the property, the tenant must turn in the receipts for the paid utility bills including electricity, gas and water to UR Linkage at the end of the contract date.

## Contact Information

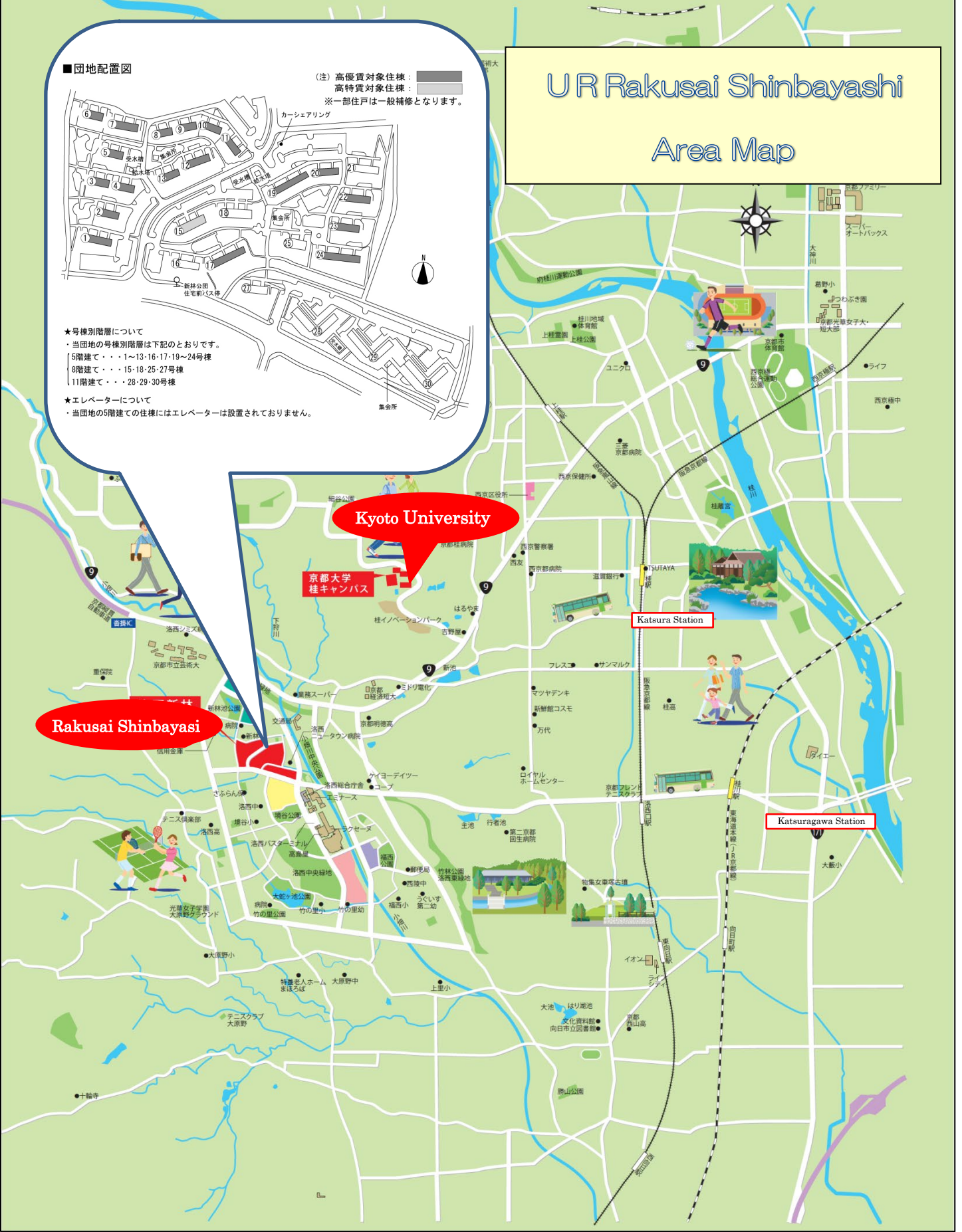
Kyoto University International Service Office	075-753-7614 • 5059
Kyoto University Katsura Campus Foreign Student Section	075-383-2050
UR Linkage	06-6949-5766
UR Management Service Office	075-331-5644
UR Emergency call center	06-6969-2151
Tokio Marine Fire Insurance Company (Emergency call center)	0120-199-110
Police	110
Fire Station	119
Electricity (Kansai E. power, Kyoto Office)	0800-777-8810
Gas (Osaka Gas Customer Center)	0120-8-94817
Water (Kyoto City Water Bureau)	075-392-8791
Internet Service Providing Company	0120-116116 (West Japan Tele.) 0120-92-5000 (KDDI)
CATV (ZTV)	0120-222-505 059-236-5111
NTT West Japan	116 0800-2000116

# UR Rakusai Shinbayashi Area Map

## ■団地配置図



- ★号棟別階層について
- ・当団地の号棟別階層は下記のとおりです。
- 5階建て・・・1~13・16・17・19~24号棟
- 8階建て・・・15・18・25・27号棟
- 11階建て・・・28・29・30号棟
- ★エレベーターについて
- ・当団地の5階建ての住棟にはエレベーターは設置されていません。

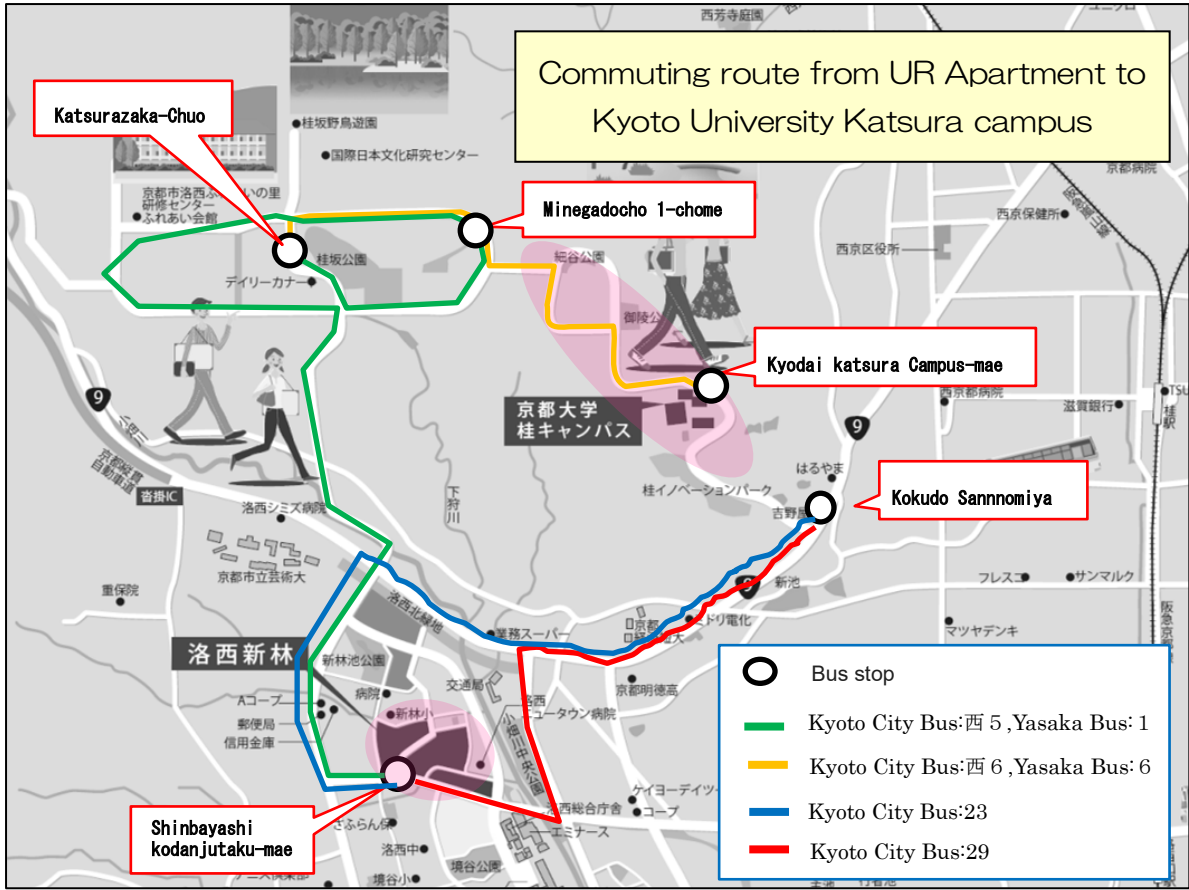


**Kyoto University**

**Rakusai Shinbayashi**

**Katsura Station**

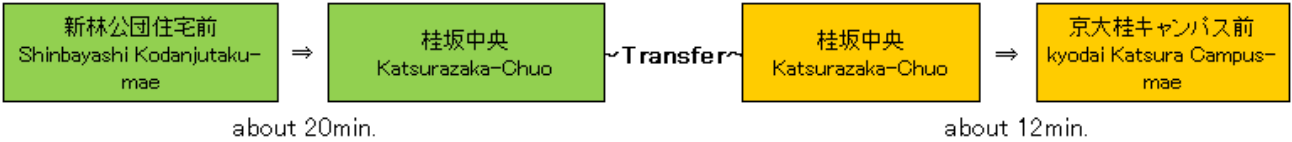
**Katsuragawa Station**



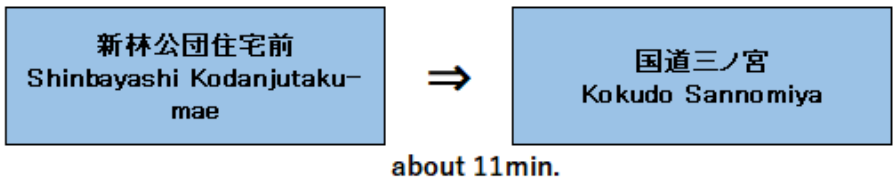
**Bus Route**

Kyoto City Bus 西5番 bound for Katsurazaka-Chuo  
 Yasaka Bus 1番 bound for Katsurazaka-Chuo

Kyoto City Bus 西6番 bound for Katsura Sta.(Nishiguchi)  
 Yasaka Bus 6番 bound for JR Katsuragawa Sta.



Kyoto City Bus 23番 bound for Kyoto-ekimae  
 29番 Shijyo Karasuma



# Bus Schedule

## From Shinbayashi Kodanjutaku-mae to Katsurazaka-Chuo

### Kyoto City Bus

新林公園住宅前 発 西5号系統 西桂坂・桂坂中央行き[777-200-08]

西桂坂・桂坂中央 行き Katsurazaka-Chuo		West 5 西5	
平日 Weekdays (お盆・年末年始を除く)	土曜日 Saturdays (お盆・年末年始を除く)	休日 Sundays & Holidays お盆 8月14日~8月16日 年末年始 12月29日~1月3日	
	5	5	
	6	6	
11 26 41 56	7	11 53	7 11 53
11 26 41 58	8	23 53	8 23 53
23 53	9	23	9 23
	10	3	10 3
	11		11
	12		12
	13		13
	14		14
	15		15
	16		16
23 53	17	23	17 23
23 53	18	3 43	18 3 43
23 53	19	23	19 23
23	20	23	20 23
(23)	21	(23)	21 (23)
(△23)	22	(△23)	22 (△23)
(△23)	23	(△23)	23 (△23)

△印は峰ヶ堂町三丁目までです。△For Minegadocho 3-chome  
( )印は、桂坂地域「おりばステーション」での降車扱いをいたします。

### Yasaka Bus

新林公園住宅前 次は▶ 1 8 8

桂坂 方面	
運行日区分	1 桂坂中央ゆき
先	1 峰ヶ堂町三丁目ゆき (赤字)
乗	新林センター前 桂坂口 西桂坂
注	印は、峰ヶ堂町を経由しません
平日	5 6 46 7 04 37 8 01 21 39 9 05 26 47 10 18 48 11 18 48 12 18 48 13 18 48 14 18 48 15 19 49 16 19 49 17 17 32 47 18 02 17 32 47 19 02 17 32 47 20 02 17 32 47 21 01 15 30 47 22 07 26 46 23 14 44
土曜・休日	5 6 7 13 42 8 07 29 52 9 15 45 10 18 48 11 18 48 12 18 48 13 18 48 14 18 48 15 19 49 16 19 49 17 17 47 18 17 47 19 17 47 20 17 47 21 20 46 22 26 23 14

## From Katsurazaka-Chuo to Kyodai Katsura Campus-mae

### Kyoto City Bus

桂坂中央 発 西6号系統 京大桂キャンパス 桂駅西口行き[838-300-04]

京大桂キャンパス 桂駅西口 行き Katsura Sta.		West 6 西6	
平日 Weekdays (お盆・年末年始を除く)	土曜日 Saturdays (お盆・年末年始を除く)	休日 Sundays & Holidays お盆 8月14日~8月16日 年末年始 12月29日~1月3日	
	5	5	
	6	6	
33	7	33	6 33
13 53	8	13 53	7 13 53
33	9	33	8 33
23	10	23	9 23
	11		10 23
	12		11
	13		12
	14		13
	15		14
	16		15
	17		16
	18	23	17 23
23	19	23	18 23
23	20	23	19 23
23	21	23	20 23
23	22	23	21 23
23	23	23	22 23

### Yasaka Bus

京大桂キャンパス 方面	
運行日区分	6 JR桂川駅前ゆき
先	6 JR桂川駅前ゆき
乗	京大桂キャンパス前 三ノ宮街道
注	西桂坂を経由しません JR桂川駅前まで約24分
平日	5 6 21 43 58 7 10 20 40 8 03 33 9 03 33 10 06 36 11 06 12 06 13 06 36 14 06 36 15 16 03 33 17 06 33 53 18 06 43 19 13 43 20 13 21 02 22 02 23
土曜・休日	5 6 28 7 01 31 8 01 31 9 06 10 06 11 06 12 06 13 06 14 06 15 06 16 06 17 06 18 06 19 06 20 06 21 22 23



## From Shinbayashi Kodanjutaku-mae to Kokudo Sannomiya

### Kyoto City Bus

新林公園住宅前 発 23号系統 京都駅行き[777-200-02]

京都駅 行き Kyoto Sta.			23	
平日 Weekdays (お盆・年末年始を除く)		土曜日 Saturdays (お盆・年末年始を除く)		休日 Sundays & Holidays お盆 8月14日~8月16日 年末年始 12月29日~1月3日
53	5	53	5	53
13 33 53	6	13 43	6	13 43
13 33 53	7	13 43	7	13 43
18 48	8	16 48	8	16 48
18 42	9	18 42	9	18 42
6 30 54	10	6 30 54	10	6 30 54
18 42	11	18 42	11	18 42
6 30 54	12	6 30 54	12	6 30 54
18 42	13	18 42	13	18 42
6 30 54	14	6 30 54	14	6 30 54
18 42	15	18 42	15	18 42
6 30 54	16	6 30 54	16	6 30 54
18 38	17	18 48	17	18 48
3 28 58	18	28	18	28
28 58	19	8 48	19	8 48
28	20	28	20	28
8	21	8	21	8
	22		22	
	23		23	

新林公園住宅前 発 29号系統 四条烏丸行き[777-100-02]

四条烏丸 行き Shijo Karasuma			29	
平日 Weekdays (お盆・年末年始を除く)		土曜日 Saturdays (お盆・年末年始を除く)		休日 Sundays & Holidays お盆 8月14日~8月16日 年末年始 12月29日~1月3日
	5		5	
5 24 40 54	6	5 45	6	5
9 25 45	7	20 48	7	5 50
10 40	8	14 40	8	30
10 40	9	10 40	9	10 50
20	10	10 40	10	30
0 40	11	10 40	11	10 50
20	12	10 40	12	30
0 40	13	10 40	13	10 50
20	14	10 40	14	30
0 40	15	10 50	15	10 50
10 40	16	30	16	30
10 40	17	10 50	17	10 50
10 40	18	35	18	35
10 40	19	20	19	20
12 52	20	2 52	20	2 52
	21		21	
	22		22	
	23		23	