

TOPICS



Street Smart in Japan ストリート・スマート・イン・ジャパン

～「なぜ？」と思うことについて調べてみた！～

★street smart(ストリート・スマート)とは、生き抜くための知識のこと。世渡り上手という意味。

Unexpected pitfalls of rental property in Japan

賃貸物件の意外な落とし穴 ー日本の場合ー



Apartment for rent with furniture

In Japan, traditionally there have not been many furnished apartments, but recently the number has been increasing little by little. These are convenient for those who do not have time or who don't want to commit to buying such products, or even those who just want to reduce initial costs and live comfortably from the day they move in.

Problems arise however when furniture and household appliances are broken. If they are damaged, the outcome will depend on the contract, so be sure to check the contract.

Basically, repair costs as well as exchanges for new products are borne by the landlord as long as the term "furniture and home electronics are considered part of the fittings and fixtures", is mentioned in the contract.

On the contrary, if the contract states that they are "loan", "free loan" or "not part of the fittings and fixtures", the repair costs must be borne by

the tenant. In this case, the landlord will remove the broken furniture or appliances, but will not provide new ones.

Also, apartment complexes with furniture and home appliances are expensive. Depending on the rent, buying your own furniture for 2 years may end up being cheaper in some cases.

Expressions

- Apartment for rent with furniture
家具付きの賃貸物件
- convenient 便利である
- furniture and household appliances 家具や家電
- the outcome will depend on the contract
結果は契約書の内容による
- repair costs as well as exchanges for new products
修理代や新品との交換
- if the contract states that they are "loan", "free loan" or "not part of the fittings and fixtures"
もし契約書に「貸与」「無償貸与」「設備外」と記載があれば

Are there any reasons why some rental properties are cheaper than others?

There is always a reason why an apartment is being rented for a reasonable price. Common reasons are as follows:

- Unusual floor plan:
(It may be impossible to put some types of everyday furniture into a room with an unusual shape)
- Unusual washing machine location meaning that only a small washing machine can be used
- The house was not renovated after the former tenant left.
(Landlord did not use a professional cleaning company and things like the wallpaper have not been redone.)
- The landlord is strict, and sets various conditions regarding the living conditions / lifestyles of the tenants.
- The property is to be demolished
(In the case of a property whose demolition has been decided, it is possible to lower the rent drastically for that limited time, not necessarily an old property, but also in the case of eviction due to redevelopment etc.)
- There is damage that is unlikely to be repaired
(If the repair expenses for something like an auto-lock system are expensive, it may be rented out without being repaired)
- Accident/Incident properties
(A severe problem such as a death occurred in the property etc. *There will be a notice to that effect in the advertisement.)

Expressions

- common reason よくある理由
- landlord 大家、貸主
- The property is to be demolished
その物件が取り壊し予定である
- There is damage that is unlikely to be repaired
修復不能な損傷がある
- Accident/Incident properties 事故物件

賃貸の場合の意外な落とし穴



◆家具・家電付き物件

日本では家具付きの物件は、今まであまりありませんでしたが、最近は少しずつ増えています。急いで入居したい人には便利ですが、問題は家具や家電が壊れた場合です。物件の契約によって対応が異なるため、必ず契約書を確認しましょう。

もし契約書に「家具・家電は設備」と記載されていれば、修理費用も新品交換も貸主の負担となります。

反対に、契約書に「貸与」「無償貸与」「設備外」と記載があれば、修理費用は賃貸人が負担しなければなりません。貸主は壊れた家具・家電の撤去はしますが、新しく備えつけてはくれません。

また、家具・家電付きの賃貸マンション物件は割高です。賃貸料金によっては「自分で家具を買ったほうが2年後にトータルで安かった…」と言う場合もなくはないです。

◆家賃が安い賃貸物件には理由がある！

よくある理由は次のようなものです。よく注意しましょう。

- 特徴的な間取り(普通の家具が入らない場合がある)
- 洗濯機置場が特殊で、極端に小さい洗濯機しか置けない
- 前の賃貸人退去後のハウスクリーニングの費用を節約して清掃会社に発注せずに、大家が掃除をしている
- 壁紙の張り替えをしていない
- 大家が入居者の生活態度にいろいろな条件を付ける
- 取り壊し予定物件(古い物件とは限らず、再開発などで立退きの場合もある)
- 改善する見込みのない故障がある(オートロックなど修理費用が高額な場合)
- 事故物件(その場所での死亡・自殺・事故など)

(PHOTO)写真AC