

“Kocoforre” is the nickname for the Kochi Consultation Center for Foreign Residents

It's about time for fireworks to light up the night sky! Have you been enjoying your summer so far? In Kocoforre News, we introduce our center's activities and useful information for foreign residents of Kochi, those who are connected with foreigners, and people interested in multiculturalism.



Topics Factors to Consider when Renting a Property

The number of foreign residents living in Japan has been steadily increasing in recent years. Currently, there are roughly 3,410,000 foreign residents residing in Japan. There are 6,129* foreign residents living in Kochi – many of which have questions about renting an apartment or finding a real estate agency.*As of December 2023

In this issue, we will guide you through the process of searching for rental housing and provide you with some solutions to common issues concerning rental contracts!

Steps to find a Rental Property

* = A Kocoforre Supporter can provide a three-way telephone interpretation service.

1. Decide on area, rent, room layout, and minimum requirements

Are you looking for somewhere close to work or your child's school? Maybe you're living by yourself and a one-room apartment is enough? Need a place that costs 30,000 yen per month? Perhaps you're worried about natural disasters and want somewhere safe from earthquakes and tsunamis. Before you browse the property market, it's important to decide what your needs are.

2. Find rental properties via a real estate agent or the internet

If you are having trouble finding a real estate agent, or one that speaks your native language, scan this QR code:

Multilingual search available (Japanese, Chinese, English, Vietnamese, Korean)



3. Preview properties that catch your eye

We recommend booking private viewings of properties approximately a month to a month and a half in advance of your moving-in date. We also suggest deciding on a property at least 1 month to 2 weeks prior to your ideal moving-in date. Once you've found a place that interests you, contact the real estate agent via telephone and arrange for a private viewing of the property.

4. Carefully review the disclosure statement and contract before signing

It is essential to understand the contents of the contract that you will be signing. In order to avoid any possible issues in the future, do not proceed with the contract if anything is unclear or you have any doubts. If you need an explanation in your native language, feel free to reach out to Kocoforre.

5. Prepare the necessary documents and fees and sign the contract

You need the following documents: Your certificate of residence (*juminhyo*), a seal registration certificate (*inkan shomeisho*), and documentation for a guarantor. Confirm that you have everything you need beforehand – if you lack a required document when applying or signing the contract, you cannot complete the moving-in process.

Sometimes, contracts do not go as smoothly as you would hope due to reasons such as (1) not having a guarantor, or (2) needing a interpreter if issues arise. In order to resolve these problems...

(1) Many rental properties will require a guarantor or guarantor company to co-sign on your lease. The non-profit organizations *Hasunoha** and *Amayadori*** in Kochi provide support in securing a guarantor. They are located in the same building as Kocoforre, so if you need assistance so feel free to visit them as well. (2) Translation apps, such as VoiceTra, can be used instead of an interpreter to help communicate.

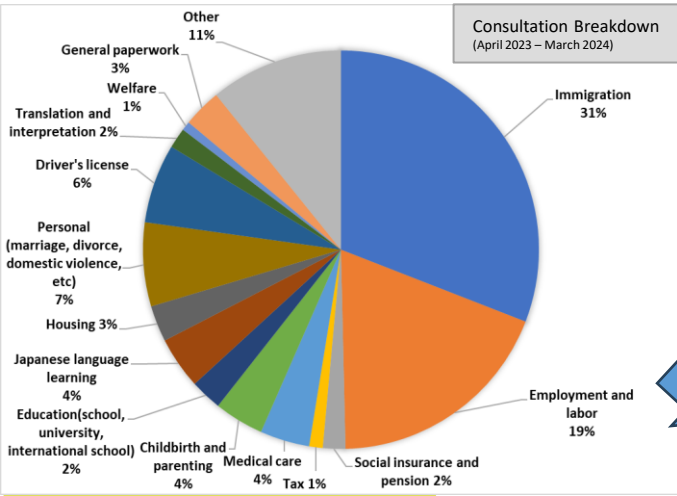
Note that it is important to create a network of people that you can rely on, such as neighbors and co-workers – it also gives you a chance to practice your Japanese language skills! For additional support, the Kochi International Association (KIA) provides Japanese lessons both online and in-person, and can introduce you to international events happening in the prefecture.

※Use the QR codes on the right to install VoiceTra for free!



Highlights of Kocoforre's Activities (April 2023 – March 2024)

This past year, Kocoforre handled 826 consultations. In addition to foreigners, we also received consultation requests from companies, government offices, and Japanese residents with connections to foreigners. Apart from working with clients at the Consultation Center, Kocoforre also held visiting consultation sessions in other localities, and set up consultation spaces at international affairs-related events where foreigners and Japanese people with connections to foreigners could stop by and speak to us.



Factors to Consider when Renting a Property, continued:

== Good to know! ==

If you are relocating, perhaps due to a change in career or having children, you must inform the landlord or real estate agency of your cancellation by the deadline written in your contract (usually about 1 month prior).

~~ Things to look out for when moving out! ~~

"Points for restoring rental housing to its original condition when you move out"



← Japanese Version

★ Other languages available ★

(English, Indonesian, Vietnamese, Chinese)

Hasunoha
Marunouchi Building 3F Room 10
Appointment TEL: 088-854-3720
Open: Weekdays 9:00 AM – 5:00 PM

Ayamadori
Marunouchi Building 1F Room 6
Consultation TEL: 080-2990-0635
Open: Weekdays 9:00 AM – 5:00 PM

Last year, there was a large number of consultations regarding immigration procedures and employment and labor. Cases about obtaining permanent residency, changing residency status to long-term resident or spouse of a Japanese citizen, and changing or leaving jobs for those under an "Engineer/Specialist in Humanities/International Services" or "Specified Skilled Worker" visa were especially numerous. For childbirth and parenting consultations, we received many requests from those working under an "Engineer/Specialist in Humanities/International Services" visa who required interpretation to assist them with life events, such as marriages, childbirth, and childrearing. Through cooperation with related organizations, we communicated in the consultees' native language as much as possible through consultants, interpreter staff, and three-way telephone interpretations.

Announcements from Kocoforre

Company Visits

Kocoforre staff visits companies with foreign employees and provides the following support:

1. For foreign employees, we can introduce them to Kochi Prefecture and give them useful information about life in Japan. We also hold get-togethers (with interpretation available) where participants can ask questions or express their worries about their life in Japan in an informal setting.
2. For companies, we can provide consultations on concerns regarding the acceptance of foreign employees. We also provide information about status of residence and religion. For more information, please contact Kocoforre.

Upcoming Career Fair

A career fair for job-seeking foreigners will be held in Kochi Prefecture this November. Participants will be able to speak directly with representatives from local companies interested in hiring foreign employees. The Immigration Bureau and the Labor Bureau will also be represented, so participants will have the chance to ask about technical matters such as residence status and work. Further details will be posted on Kocoforre's website and social media accounts.

Free Legal Consultations Now Available at Kocoforre

Legal consultations held at Houterasu can now be conducted at Kocoforre, too. Consultations are available for foreign nationals and naturalized citizens living in Kochi Prefecture whose income and assets are below the designated threshold. Lawyers from the Kochi Bar Association will provide legal consultations (excluding consultations regarding criminal cases).

By holding your legal consultation at Kocoforre, you can rest easy about two things:

1. No pesky language barrier!

You can consult with lawyers in your native language. Interpretation will be provided by consultants or interpreters at Kocoforre or a three-party telephone interpretation service.

2. We're with you every step of the way!

If you hold your consultation at Kocoforre, we can continue to follow up with you about your case, and we can also advise you on non-legal matters

■ For more information, check Kocoforre's website ↓
<https://kccfr.jp/shiteisoudanbasho-20221215/>



Kocoforre Consultation Sessions with Specialists

*Details will be posted on Kocoforre's website and social media as they are finalized.

Date	Consultation Session	Location	Description
August 22nd, 2024 (Thu)	Shimanto City On-site Consultation	3rd Floor of the Shimanto City Office (Address: 4-10 Nakamura Oohashi-doori, Shimanto-shi)	Immigration Bureau staff will be available for in-depth consultations regarding residence status. Kocoforre
December 8th, 2024 (Sun)	Nankoku City On-site Consultation	Nankoku City Chiiki Koryu Center MIARE! (Address: 2117 Oosoneko, Nankoku-shi)	consultants will also be available to discuss general concerns about life in Japan besides residence status.
February 13th, 2025 (Thu)	Tosa City On-site Consultation	Tosa City Cultural Complex Tsunade (Address: 3451-1 Takaokachootsu, Tosa-shi)	
September 30th (Mon) – October 5th, 2024 (Sun)	Free Legal Consultation Week for Foreigners	Kocoforre (Address: 4-1-37 Honmachi, Kochi-shi)	Lawyers will be giving free consultations to all clients regardless of financial means (excluding corporations).

Website



Available in Japanese, English, Chinese, Korean, Indonesian, and Vietnamese.

Instagram



Useful information on living in Japan is posted in simple Japanese and foreign languages.

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