

Regulation Concerning Housing for Personnel of the Public University Corporation, The University of Aizu

Article One

(Objective)

1.1 Regard of matters related to the maintenance and management of housing that the Public University Corporation, The University of Aizu (hereinafter referred to as the “UNIVERSITY”) shall let personnel use as provided for in the Ruling Concerning Office Regulations for Personnel of the Public University Corporation, The University of Aizu, Article 48, shall be governed by this REGULATION and other provisions from laws and regulations and the UNIVERSITY’s other regulations.

Article Two

(Definition)

2.1 Terms used in this REGULATION shall be defined as follows:

- (1) Housing: Living spaces and other spaces of housing as well as structures, facilities, and fixtures attached to housing that the UNIVERSITY provides for its personnel and those who principally live on the income of relevant personnel. The land for housing is included in the housing.
- (2) User: Personnel of the UNIVERSITY authorized to use the housing and those who principally live on the income of relevant personnel.

Article Three

(Objectives of Housing)

3.1 Housing shall be available for the purpose of contributing to the efficient execution of personnel duties and facilitating management of the UNIVERSITY.

Article Four

(Housing Administrator)

4.1 A housing administrator shall be appointed to deal with administrative matters related to maintenance and management of housing.

4.2 The Chairperson shall hold responsibilities as housing administrator.

Article Five

(Persons Eligible to Use Housing)

5.1 Personnel of the UNIVERSITY (excluding personnel who have been dispatched from Fukushima Prefecture) and those who have been specifically authorized by the housing administrator, may live in housing.

Article Six

(Housing Registry)

6.1 The housing administrator must provide a housing registry and record in it, necessary matters concerning maintenance and management of housing.

Article Seven

(Application for Tenancy)

7.1 Those who wish to use housing must submit tenancy application forms to the housing administrator and obtain the authorization of the housing administrator.

7.2 The housing administrator must issue tenancy authorization forms if when approving applications.

Article Eight

(Deadline for Moving In)

8.1 Those who have been authorized use of housing must move into housing by the dates indicated in tenancy authorization forms, except when there are valid reasons for not moving in by the designated dates and the housing administrator has accepted the exceptions.

8.2 If those who have been authorized use of housing do not move into housing by the deadline dates for moving in as provided for in Paragraph 8.1 (including the extended deadlines set for those who have been allowed extensions by the housing administrator in Paragraph 8.1), the housing administrator may rescind approvals for tenancy.

Article Nine

(Submission of Move-In Notification, Etc.)

9.1 Those who have been authorized use of housing must submit move-in notifications and written pledges to the housing administrator within five days from the date of moving into housing.

Article Ten

(Payment of Rent)

10.1 Users must pay rent, for which the amounts shall be determined by the housing administrator.

10.2 Amounts of the rent and methods used to calculate rents shall be as provided for in **Fukushima Prefecture Personnel Residence Rules** (Fukushima Prefecture Rule No. 16, March 15, 1966).

Article Eleven

(Users' Obligation of Maintenance)

11.1 Users must maintain the housing in use with the care of a good manager.

Article Twelve

(Prohibition of Subleases, Etc.)

12.1 Users may not sublet in whole or in part, housing or transfer the right of tenancy to another party.

12.2 Users may not use housing for purposes other than to live in the housing.

Article Thirteen

(Prohibition of Addition, Etc. Without Permission)

13.1 Users may not, without the approval of the housing administrator, enlarge,

remodel, redesign, or have other construction work executed on housing in use. Users may not, without the approval of the housing administrator, build structures or other facilities on housing in use.

13.2 If users wish to obtain the approval of the housing administrator in relation to Paragraph 13.1, users must submit application forms for additions, etc. to the housing administrator.

13.3 The housing administrator shall, if the reasons for which the application forms for extension, etc. submitted are reasonable, approve the application on the conditions that users shall return relevant housing to their original condition when moving out, or agree to donate relevant construction or facilities to the UNIVERSITY, or users shall waive rights to receive payment for the construction or facilities to the UNIVERSITY, provided that the construction or facilities do not interfere with maintenance and management of housing.

Article Fourteen

(Restoration of Housing to Original Conditions, Etc.)

14.1 In cases users cause damage to housing in use or destroys housing due to reasons for which users are responsible, the relevant users must submit a report without delay regarding the destruction or damage, to the housing administrator, and return housing to their original conditions or pay compensation for the destruction or damage.

Article Fifteen

(Maintenance Expenses)

15.1 Users shall bear a portion of expenses normally required for maintenance and management of housing, and this portion of expenses shall be determined in a guideline.

Article Sixteen

(Orders for Rectification)

16.1 When users violate any of the provisions of Article 10, Paragraph 1, Article 11, Article 12, Article 13, Paragraph 1, or Article 14, the housing administrator shall order the user to rectify the situation by a certain deadline.

Article Seventeen

(Orders for Vacating Housing)

17.1 In any one of the following cases, the housing administrator shall order users to vacate housing in use:

- (1) Users were authorized use of housing by making false statements or by unfair acts.
- (2) Users do not comply with the order for rectification of Article 16.
- (3) The necessity arises to have users vacate housing for the purpose of maintenance and management of housing.
- (4) Circumstances arise that necessitate the UNIVERSITY to abolish housing.

Article Eighteen

(Vacation of Housing)

18.1 When personnel authorized use of housing are in situations which correspond to any one of the following, the personnel (or in the case of Item 2, the persons living with the personnel) must vacate housing within 30 days from the day of the event:

- (1) When personnel are no longer employed by the UNIVERSITY.
- (2) When personnel die.
- (3) When personnel are ordered to vacate housing as provided for in Article 17.

18.2 When personnel required to vacate housing as provided for in Paragraph 18.1 have valid reasons for not vacating housing within 30 days, personnel may, by obtaining the approval of the housing administrator, continue to use housing for a period designated by the housing administrator, which may not exceed six months from the day of the event of the relevant items of Paragraph 18.1.

Article Nineteen

(Schedule of Compensation for Damage in Cases of Failure to Vacate Housing)

19.1 When users required to vacate housing do not do so in violation of the provisions of Article 18, Paragraph 1, users must pay compensatory damages covering the period from the day following the deadline date for vacation of the aforesaid paragraph to the day users actually vacates housing. In these cases, the amount for compensatory damages shall be three times the rent for the relevant housing for the corresponding period.

Article Twenty

(Notice of Vacation of Premises)

20.1 When users wish to vacate housing in use, users must give notice of the vacation to the housing administrator at least 15 days before the day of vacation of the premises.

20.2 When vacating housing, users must accept an inspection of relevant housing by a person designated by the housing administrator.

Article Twenty-One

(Other Matters)

21.1 The Civil Code (Law No. 89, April 27, 1896), **Fukushima Prefecture Personnel Residence Rules** (Fukushima Prefecture Rule No. 16, March 15, 1966), and other **rulings concerning accounting** shall apply to matters related to maintenance and management of housing not provided for in this REGULATION.

Additional Provisions

1. This REGULATION shall take effect as of April 1, 2006.
2. In the execution of this REGULATION, personnel who have already been authorized use of housing and who are using housing as provided for in the **Fukushima Prefecture Personnel Residence Rules** (Fukushima Prefecture Rule No. 16, March 15, 1966) shall be deemed as having been authorized for use of housing based on the provisions of this REGULATION, Article 7, Paragraph 1.