

# NATIONAL TAIWAN UNIVERSITY

## Regulations for Repairing Faculty and Staff Housing

August 31, 2004 Amended and passed by the 2354<sup>th</sup> Administrative Meeting  
September 15, 2009 Amended and passed by the 2590<sup>th</sup> Administrative Meeting  
December 29, 2015 Amended and passed by the 2887<sup>th</sup> Administrative Meeting

Article 1 National Taiwan University (NTU) formulates the *NTU Regulations for Repairing Faculty and Staff Housing* according to which the costs associated with repair of faculty and staff housing can be incurred.

Article 2 “Fee-charging housing” refers to faculty and staff housing in which the payment of management fees is required in accordance with NTU regulations.

NTU housing for visiting and newly hired faculty members shall undergo repairs on a case-by-case basis.

Article 3 Housing residents shall pay for damage to their facilities except when the damage involves the following:

1. Structural leaks on the top floor (excluding rooftop additions) and in the basement of apartment housing.
2. Damage to public roads, drainage ditches, and streetlights that are not subject to the jurisdiction of the Taipei City Government.
3. Damage to the main structure of buildings, such as beams, columns, floors, and load-bearing walls that may compromise resident safety.
4. Damage to public water mains.

NTU will be responsible for repairing the following types of damage occurring at fee-charging housing:

1. Water leakage and seepage in roofs, floors, and walls.
2. Water leakage in waterpipes inside walls.
3. Mains power failure and water mains/supply pump failure.

Article 4 To ensure continued accessibility to the housing and enhance safety of residents, public equipment in the housing, such as elevators, fire pumps, power generators, the automated basement parking system, and smoke exhaust equipment, shall be maintained on a regular basis, and the maintenance costs shall be paid with housing management funds or be split across residents of the housing unit.

NTU shall refer to equipment maintenance records and seek out the opinions of housing management committees to determine the repair and maintenance costs (as described in the preceding paragraph) to be apportioned to fee-charging housing.

For the repairs of public equipment in housing constructed using loans, the *Regulations Governing the Assignment and Management of Faculty Multi-Room Dormitories Financed with Construction Loans* shall be in effect.

Article 5 To effectuate repairs for which NTU is responsible in accordance with Articles 3 and 4, housing residents shall submit an application to the

Construction and Maintenance Division, Office of General Affairs. Repairs will be carried out upon approval.

- Article 6 Housing residents shall be responsible for managing and maintaining the public space and equipment in their housing areas.  
All residents in buildings with water leakage in apartment roofs resulting from a lack of cleaning shall pay a share of the repair costs.  
Housing residents shall bear the cost of repairs if they build an illegal structure, make structural changes of any sort, or engage in activities that result in water leakage.
- Article 7 Housing residents shall pay for repairs for damage to the common walls and floors of dormitories as well as pipelines in said walls and floors except when the damage is as described in Article 3. The cost of repairs shall be borne by the management committee or evenly borne by residents whose common walls are damaged or residents living above or below the damaged floors. However, if the damage is attributable to specific housing residents, those residents shall pay for the repairs.
- Article 8 Housing residents or their management committees shall bear the cost of environmental maintenance such as tree trimming and pruning; lawn mowing; drain ditch clearing; and septic tank, water tower, and pool cleaning.  
The trimming and pruning of trees protected by the Taipei City Park Management Ordinance shall be carried out in compliance with regulations.
- Article 9 For damage to housing caused by natural disasters or force majeure, residents or their management committees may apply for repairs or subsidies on a case-by-case basis.
- Article 10 If housing residents do not pay the repair costs for which they are responsible in accordance with the Regulations, NTU may terminate their housing loan contract and repossess the housing.
- Article 11 Matters not addressed herein shall be handled in accordance with the applicable NTU regulations.
- Article 12 The Regulations shall be passed by the Administrative Meeting and then implemented on the date of promulgation. The same shall apply when amendments are made.