

NATIONAL TAIWAN UNIVERSITY

Faculty and Staff Housing Repair Standards

December 29, 2015 Amended and passed by the 2887th Administrative Meeting

- Article 1 The National Taiwan University (NTU) *Faculty and Staff Housing Repair Standards* (the “Standards”) are set in accordance with NTU *Regulations for Repairing Faculty and Staff Housing* (“the Regulations”).
- Article 2 Objectives: The Standards are set to ensure that NTU faculty and staff housing repair items follow the principles of justice, equity, and openness and that NTU housing repair funds are allocated appropriately, and to supplement relevant repair regulations.
- Article 3 Scope of application
The Standards are applicable to effect for all faculty and staff housing (including fee-charging and non-charging housing) except for the following:
1. The President’s housing.
 2. Housing for visiting scholars/faculty and short-term returning scholars.
 3. New housing and special exceptions for repairs/renovations.
- Article 4 Basic principles: faculty and staff housing repairs shall be simple and economical and shall be undertaken for the purpose of ensuring that the housing is usable and safe. No repairs may be undertaken to illegal or self-built construction.
- Article 5 Principle of “repairs before assignments”: The Faculty and Staff Housing Division and the Construction and Maintenance Division will jointly survey and assess the housing on-site before initiating repairs; repairs shall be simple and economical and shall be undertaken for the purpose of ensuring that the housing is usable and safe.
- Article 6 Repairs of structural damage to housing caused by natural disasters or force majeure will be paid for by NTU. Repairs of nonstructural damage to housing shall be paid by the residents of the housing unit(s) in question.
- Article 7 Housing residents who deem it necessary to modify their housing facilities shall obtain the consent of NTU prior to making such modifications. The modifications may not compromise the structural safety of the original building.
- Article 8 In principle, housing shall be returned to its original condition when returned. Housing residents who have valid reasons for self-renovating their housing unit but who are unable to handle the matter themselves shall pay for the renovation and request that NTU handle the matter on their behalf.
- Article 9 Public equipment such as apartment intercoms and electronic door locks in public areas shall be repaired by NTU.
- Article 10 The principles for subsidizing repairs are listed as follows (only repairs for items listed in the following table may be subsidized. Repairs for other items shall not be subsidized or shall be handled in compliance with Article 9 of the Regulations).

1. The Coconut Breeze Dormitory shall be governed by the *Regulations Governing the Assignment and Management of Faculty Multi-Room Dormitories Financed with Construction Loans*.
2. In accordance with Article 4 of the Regulations, NTU shall refer to equipment maintenance records and seek out the opinions of housing management committees to determine the portion of the repair and maintenance costs of public facilities to be apportioned to fee-charging housing. For non-charging housing, no subsidies will be offered and the housing units will pay for the costs involved.

3. Civil construction

Non-charging housing		
Item	Description	Item governed by
Water leakage in roofs (including tile roofs) that requires repairs such as ceiling refurbishment and repainting	For water leakage in roofs, repairs shall be made promptly to prevent damage to wooden beams and columns from wet rot.	Article 3, Paragraph 1, Subparagraph 1 of the Regulations.
Water seepage and leakage in structural walls	For water seepage and leakage in structural walls, repairs shall be granted to prevent rebar or wooden structures from corrosion or wet rot, affecting structural safety.	Article 3, Paragraph 1, Subparagraph 1 of the Regulations.
Structural damage such as that to beams, columns, floors, and walls	Repairs shall be granted to prevent structural safety from being compromised (due to factors such as exterior wall tiles peeling off)	Article 3, Paragraph 1, Subparagraph 3 of the Regulations.
Exposed rebar	For exposure of rebar caused by the spalling of protective layers or insufficient protective layers, repairs shall be granted to prevent rebar from being corroded, affecting structural safety.	Article 9 of the Regulations.
Wooden floors of wooden housing	Repairs shall be granted to prevent structural safety from being compromised, affecting residents' safety.	Article 3, Paragraph 1, Subparagraph 3 of the Regulations.
Fee-charging housing		
Item	Description	Item governed by
Items covered by repair subsidies for non-charging housing	Repair subsidies for non-charging housing all apply to repairs in fee-charging housing.	Articles 3 and 9 of the Regulations.
Mold on walls	For mold on walls caused by water seepage and leakage, repairs shall be granted to prevent rebar from water corrosion, affecting structural safety.	Article 3, Paragraph 2, Subparagraph 1 of the Regulations.
Damage to floor (wall) tile due to expansion	For damage caused by natural disasters or force majeure, repairs shall be granted to ensure residents' safety.	Article 9 of the Regulations.
Original doors and windows	Damage caused by natural disasters or force majeure.	Article 9 of the Regulations.

4. Water and electricity

Non-charging housing		
Item	Description	Item governed by
Damage to public roads, drainage ditches, and streetlights that are not subject to the jurisdiction of the Taipei City Government.	Streetlights are in the public domain, not for use by private households, and may affect user safety.	Article 3, Paragraph 1, Subparagraph 2 of the Regulations.
Damage to public water mains.	Public water mains are in the public domain, not for use by private households, and are categorized as public facilities.	Article 3, Paragraph 1, Subparagraph 4 of the Regulations.
Damage to public mains drainage	Mains drainage is public as opposed to private equipment, and is categorized as public facilities.	
Fee-charging housing		
Item	Description	Item governed by
Items covered by repair subsidies for non-charging housing	Items covered by repair subsidies for fee-charging housing are the same as those listed for non-charging housing.	Articles 3 and 9 of the Regulations.
Water pipe leakage in walls	Repairs shall be granted to prevent rebar from water corrosion, affecting structural safety.	Article 3, Paragraph 2, Subparagraph 2 of the Regulations.
Faulty primary power supply or main water pump motor in the housing unit.	The primary power supply and main water pump motor in the housing unit are in the public as opposed to private domain, and are categorized as public facilities.	Article 3, Paragraph 2, Subparagraph 3 of the Regulations.