

○ **Hiroshima University Regulations for Employee Housing**

Regulation No. 114 of April 1, 2004

Hiroshima University Regulations for Employee Housing

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Chapter I General Provisions

(Purpose)

Article 1 These Regulations prescribe the matters necessary for the establishment, maintenance and management of housing rented to the officers and employees of Hiroshima University (hereinafter referred to as the University) in accordance with the provisions of Article 28 of the Hiroshima University Policies and Regulations (Regulation No. 1 of April 1, 2004).

(Delegation of Authority)

Article 2 The President may delegate part of his/her authority under these Regulations to other officers or employees.

(Definitions)

Article 3 (1) The term housing as used in these Regulations shall mean a residential building or a residential part of a building, and any structure and/or other type of facility incidental to such residential building or residential part, which are established by the University for the residing of persons eligible for tenancy and those who are principally dependent on the income of such eligible persons, and which include the land used for such residential building, residential part, structure and/or facility.

(2) The term person eligible for tenancy as used in these Regulations shall mean a person falling under one of the following items:

- (i) Officer;
- (ii) Employee to whom the Hiroshima University Work Regulations for Employees (Regulation No. 78 of April 1, 2004) or the Hiroshima University Work Regulations for Mariners (Regulation No. 79 of April 1, 2004) apply;
- (iii) Among employees to whom the Hiroshima University Work Regulations for Contract Employees (Regulation No. 101 of April 1, 2004) apply (limited to those whose prescribed

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- working hours are at the same level as such hours of the employees under the preceding item), person whose employment term is expected to extend to multiple fiscal years;
- (iv) Person who is scheduled, due to personnel exchange, to be permanently reassigned to another organization or loaned to another organization with his/her affiliation with the present organization remaining unchanged (limited to a person who is actually renting housing), and wishes to continue to rent the housing even after the reassignment or being loaned; or
 - (v) Employee to whom the Hiroshima University Work Regulations for Re-Employed Employees (Regulation No. 80 of April 1, 2004) are scheduled to be applied (limited to an employee who is actually renting housing), and who wishes to continue to rent the housing even after said regulations start to apply.

(Types of Housing)

Article 4 The available types of housing shall be free housing and paid-for housing.

Chapter II Persons Responsible for Establishment, Maintenance and Management of Housing

(Establishment)

Article 5 The establishment of housing shall be implemented by the President or

(ii)

within 20 days of the day on which he/she falls under the applicable item; provided, however, that where there are reasonable grounds, he/she may, upon obtaining the authorization of the administrator, continue to use the housing for up to two months in the case of free housing, or for up to six months in the case of paid-for housing, from the day on which he/she falls under the applicable item:

- (i) Where the person has ceased to be a person eligible for tenancy;
 - (ii) Where the person has died;
 - (iii) Where the person is no longer required to reside in the housing due to reassignment, workplace relocation or other similar reasons;
 - (iv) Where the person is required to vacate the housing with the emergence of another person holding a higher rank in the order of priority for the housing on the basis of necessity for operation of the University's business; or
 - (v) Where the person is required to vacate the housing since it has become necessary to abolish the housing.
- (2) In the case where the administrator of paid-for housing finds a tenant's breach of the provisions of Article 14 to be a risk potentially causing a serious obstacle to the maintenance or management of the housing, and consequently requires the tenant to make corrections by a time limit set, the tenant shall immediately vacate the housing if he/she fails to fulfill such requirement by said time limit.
- (3) In the case where a tenant has failed to vacate his/her housing in breach of the provisions of the preceding two paragraphs, he/she shall, as separately prescribed, pay damages according to the period from the day following the due date of vacating under the applicable provisions to the day of actual vacating. In such case, the amount of such damages may not exceed an amount equivalent to the threefold amount of the rent for the relevant housing during the relevant period (in the case where the relevant housing is free housing, an amount equivalent to the threefold amount of the rent calculated with the housing deemed to be paid-for housing and with the calculation method prescribed in Article 13 (1)).
- (4) The provisions of Article 13 (5) shall apply mutatis mutandis to any obligation associated with damages to be paid by tenants (limited to cohabiters) in accordance with the provisions of the preceding paragraph.

Chapter V Miscellaneous Provisions

(Record Concerning Current Situation of Housing)

Article 17 Administrators shall prepare records of the current conditions of the housing that they maintain and manage, thereby making the conditions clear at all times.

(Miscellaneous Provisions)

Article 18 When reference to these Regulations is difficult due to special circumstances, or when

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the President deems it significantly inappropriate to refer to these Regulations, exceptional handling may be accepted.

Supplementary Provisions

1. These Regulations shall come into force on April 1, 2004.
2. Among the housing for national government officials actually used

(Up to 1500)