

Authority: Approved by the President

## **Chapter 25: Housing**

### **25.1 Policy**

**25.1.1** The OIST Graduate University (the University) undertakes to provide housing on campus for approximately half of its academic population. The objective is to provide housing for all incoming students, and for most incoming researchers and faculty, to ease their transition to life in Okinawa and at the University. The expectation is that some students, faculty and researchers will choose instead to live off campus. When no appropriate on campus housing is available for an employee or student, and if the University identifies the employee as one who should reside adjacently to the campus to accomplish her/his duty, the University may rent off campus housing for the employee, which is designated in advance by the University. This policy enables the University to provide sufficient housing and related facilities for incoming members of the academic population, while still providing business opportunities for Okinawa developers, landlords and real estate companies to benefit from the presence of the University and its researchers in Okinawa.

**25.1.2** Campus housing is made up of a mix of apartments and houses intended to cater to a range of academic residents, from single students sharing an apartment, to researchers and faculty members who have partners and children living with them. Particularly for students preparing for the examination of the thesis proposal, a portion of the apartments is offered as dedicated student accommodations equivalent to dormitories.

**25.1.3** Housing and related welfare facilities are designed to make life comfortable for residents from a wide range of nationalities, backgrounds and age-groups. The buildings are designed to suit the climate and environment of the campus, within the limits of the budget available for their development.

**25.1.4** All academic members of the University population are eligible to apply for residence in on-campus housing. Full-time Officers and [Senior Level Executives](#) are also eligible to live on campus, but administrative staff are offered on-campus

housing only by exception.

**25.1.5** Housing is provided on a subsidized basis for those who are eligible to rent subleased housing. In principle, the subleased housing residents are responsible for 20% of the rent amount of their housing, with the balance provided by the University, subject to established limits. Those who are not eligible to rent subleased housing shall pay full amount of rent.

**25.1.6** Residents are responsible for all utility costs incurred in their apartments or houses.

## **25.2 General considerations**

**25.2.1** The campus housing (excluding Seaside Faculty Housing) at the University has been developed under a Public Private Partnership with the Operator. Under the terms of the Project Contract between the University and the Operator, the housing has been designed and constructed by the Operator to a specification agreed between the two parties. Upon completion of the buildings, ownership has been transferred to the University, and the University has entered into a Master Lease with the Operator to operate and maintain the housing on behalf of the University. In principle, the Operator's source of income is the rental fees derived from the use of the housing by members of the University. To ensure the commercial viability of the project for the Operator, the University has given an undertaking to maintain an agreed level of occupancy in the housing.

**25.2.2** Notwithstanding the above (25.2.1), certain costs for long-term renovation of the housing are to be borne by the University, in accordance with provisions set out in the Project Contract between the University and the Operator.

**25.2.3** In principle, housing is provided on a furnished basis for students and an unfurnished basis for faculty and researchers. However, the University has furnished a number of apartments and houses for use by incoming faculty and researchers without their own furniture. A separate monthly fee will be charged to residents in furnished housing to recover the replacement cost of the items installed. The furniture agreement, charging method, and fee table are provided [here](#).

**25.2.4** A limited number of furnished houses and apartments are held by the University for short-term use by visiting faculty and researchers. Eligibility and

conditions are set out in [Accommodation Procedure](#).

**25.2.5** Off-campus housing may be rented by the University for Officers, employees, and students. Eligibility and conditions for the Officers and employees are set out in [Off-campus Rental Housing Regulations for Officers and Employees](#). For the students, eligibility and conditions are set out in [Off Campus Rental Housing Regulations for Students](#).

## **25.3 Rules**

### **25.3.1 People who may be residents**

25.3.1.1 The people who may be residents of campus housing are as follows.

1. [Senior level executives of the University](#)
2. Faculty, researchers and students of the University
3. Apart from the people above, people whose residence the Vice President for Buildings and Facilities Management has authorized

25.3.1.2 Provision of housing for Full-time Officers (the CEO/President, Vice-CEO and Full-time Auditor) is as follows.

1. The University rents On-Campus housing to the CEO/President, Vice-CEO and Full-time Auditor.
2. The University may rent Off-Campus housing for Vice-CEO and Full-time Auditor under special circumstances approved by the CEO/President.

### **25.3.2 Co-residents**

25.3.2.1 The scope of people who are allowed to live with residents of campus housing is limited to the family / partner of a person specified in 25.3.1 or a person specified in 25.3.1 (as a room share mate).

25.3.2.2 The University may recognize co-residence in campus housing by people other than those specified in 25.3.2.1 with the approval of the Vice President, Buildings and Facility Management in cases of special circumstances.

### **25.3.3 Types of Usage**

25.3.3.1 The following people can use campus housing (excluding Seaside Faculty Housing) on a sub-lease basis where the University is the sub-lessor.

1. Faculty of the University
2. Apart from those above, people the Vice President for Buildings and Facilities

Management has authorized.

25.3.3.2 The University provides campus housing apartments leased by the University to its students as accommodations equivalent to dormitories.

#### **25.3.4 Selection and authorization of residents**

The Vice President, Buildings and Facility Management authorizes residency and people who apply first are given priority in selection for residency, although exceptions may apply.

#### **25.3.5 Cancellation of authorization of residency**

If people whose residency has been authorized do not take up residence by the predetermined date without legitimate reason, or if it becomes clear that there are false statements in the documents submitted at the time of application, the permission to move in shall be revoked.

#### **25.3.6 Conclusion of a lease contract and contract period**

25.3.6.1 Excluding cases of use of Seaside Faculty Housing, residents must conclude a lease agreement with the Operator (with the University in cases based on sub-lease) by the date they take up residency. Please check 25.6.3 for a standard lease agreement. The lease agreement period is one year and this period shall be renewed automatically in the absence of notice.

25.3.6.2 The student agrees to move into the accommodations upon approval by the Vice President for Buildings and Facilities Management and submission of the student's Letter of Pledge.

#### **25.3.7 Payment of rent, etc.**

25.3.7.1 Excluding cases of use of campus housing based on a sub-lease with the University and cases of use of Seaside Faculty Housing, residents must pay rent, etc., from the predetermined date of entry to residence until the date they leave by the method prescribed in the [lease agreement](#). The amounts of housing allowance provided by the University to residents is set out in [34.3.5.2](#).

In cases of use of campus housing based on a sub-lease with the University, the University will collect from the residents as a usage charge.

The amounts of usage charges in cases of use of Seaside Faculty Housing are provided [here](#).

25.3.7.2 Rent, etc., in cases where students reside in the student accommodations is provided [here](#).

### **25.3.8 Furniture usage charges**

People residing in furnished rooms must conclude a furniture agreement and pay furniture usage charges by the method specified in the furniture agreement. Please check [here](#) for a standard furniture agreement.

### **25.3.9 Cost burden**

Residents must bear the cost of electricity, gas and water, etc., as well as communication expenses such as the Internet that they use.

### **25.3.10 Residents' management obligations**

25.3.10.1 Residents must use campus housing with a good manner.

25.3.10.2 Residents must not lease out or make available for a use other than as a residence all or part of their campus housing to a third party, and must not modify, remodel or carry out any other construction work on the campus housing.

25.3.10.3 If a resident damages or defaces campus housing deliberately or due to gross negligence, he or she must return the campus housing to its original state or compensate for the cost of doing the same.

### **25.3.11 Leaving**

25.3.11.1 Residents must leave campus housing when they fall under any of the following categories.

25.3.11.1.1 When their period of residence expires.

25.3.11.1.2 When they have resigned, completed the academic years, take a Non-study leave or withdrew from the University.

25.3.11.1.3 When it is necessary for business reasons of the University.

25.3.11.1.4 When the University has instructed a resident to leave because the resident has violated the provisions of this chapter or the reason for their residence has ceased to exist.

25.3.11.2 Residents must not make any claims to the University for eviction fees

or other charges as a condition for vacating the campus housing.

### **25.3.12 Residential guide**

Residents of campus housing (excluding Seaside Faculty Housing) must read and understand the [residential guide](#) provided by the Operator.

## **25.4 Responsibilities**

### **25.4.1 Vice President for Buildings and Facilities Management**

The Vice President for Buildings and Facilities Management has general charge of the maintenance, operation and management of campus housing.

### **25.4.2 Housing Management Section**

Housing Management Section is in charge of the maintenance, operation and management of campus housing under the instructions of the Vice President for Buildings and Facilities Management. This section is also the contact point for the University with the Operator.

### **25.4.3 Residents**

25.4.3.1 Residents must execute faithfully the duties specified in this chapter, the [lease agreement](#) and the [furniture agreement](#) (if using furniture).

25.4.3.2 Students must comply with this chapter, the Off Campus Rental Housing Regulations for Students, the Student Accommodations Management and Operation Regulations, and other rules and regulations concerning housing. Students who reside in a furnished room shall also faithfully perform the obligations set forth in the Furniture Agreement.

### **25.4.4 The Operator**

The Operator is entrusted with work related to the maintenance, operation and management of campus housing based on the business contract concluded with the University.

## **25.5 Procedures**

### **25.5.1 Residency applications**

People who wish to reside in campus housing must submit the prescribed [application form of campus housing](#) to Housing Management Section. ([Student do not apply to this](#))

### **25.5.2 Leaving notices**

Residents must submit the prescribed request form of [leaving notice](#) to Housing Management Section at least one month in advance if they intend to leave campus housing for their own reasons.

### **25.5.3 Advance notice of an order to leave**

If the University requires a resident to leave campus housing based on 25.3.11.1.3, it must notify the resident at least six months in advance.

## **25.6 Forms**

### **25.6.1 Application Form of Campus Housing**

Please inquire with Housing Management Section with regard to [Application](#) form of campus housing.

### **25.6.2 Request Form of Leaving Notice**

Please inquire with Housing Management Section with regard to request form of [leaving notice](#).

### **25.6.3 Lease agreement**

Please check [here](#) for a standard campus housing lease agreement.

### **25.6.4 Furniture agreement**

Please check [here](#) for a standard furniture agreement.

## **25.7 Contacts**

### **25.7.1 Policy Owner**

Vice President for Buildings and Facilities Management

### **25.7.2 Other contacts:**

Housing Management Section

## **25.8 Definitions**

### **25.8.1 Campus housing**

The campus housing provided at the University is as follows.

- Village Center
- West Court

- East Court
- South Hill
- Hillside Faculty House
- Seaside Faculty House
- The Gardens

## **25.9 Appendices**

- [Campus Housing Information](#) (room types / sizes, rents, etc.)