

Regulations on Application for Purchasing Talents' Commodity

Housing (Hainshire)

(For reference only)

Chapter I General Provisions

Article 1 To strengthen high-level talent team construction of International Campus, Zhejiang University (hereinafter referred to as IC), based on IC situations, these regulations are formulated according to relevant national, provincial and municipal policies as well as relevant cooperation agreement signed by ZJU and Haining Government, and based on the actual situation of IC.

Article 2 It is regarded as a talent commodity housing (Hainshire) in Haining block, Zhejiang University (hereinafter referred to as "Hainshire") to meet the high level and sustainable development requirements of IC and provide support and guarantee for the introduction and stability of a number of high-level talents.

Article 3 The qualification and ranking will be decided in accordance with the employment relationship and working relationship while the identity is diluted.

Article 4 The basic principle for application and purchase management is "just, fair and open". The application arrangement will strictly follow the procedures listed as below:

(I) IC announces the application notice;

- (II) Faculty & staff who meet the requirements apply for purchasing voluntarily;
- (III) IC audit the application in accordance with relevant regulations;
- (IV) IC publishes the name list and ranking;
- (V) Faculty & staff choose their housing organized by IC;
- (VI) Faculty & staff handle the purchase procedures with the Haining Industry Union Real Estate Development Co., LTD. (hereinafter referred to as "Industry Union Real Estate").
- (VII) Faculty & staff handle the check-in procedure by themselves;
- (VIII) Faculty & staff apply for relevant warrants following relevant regulations after approved by relevant government offices.

Chapter II Organizations and Responsibilities

Article 5 The housing work group is established by IC with relevant leaders of IC, HR, CDM, ZJE, ZJUI, ZIBS, Administration Office and Labor Union of IC. This group is responsible for the application and purchase management work of Hainshire. The housing work supervision group is set up with representatives elected by each delegation of IC Faculty Congress to supervise the whole process of the purchase application.

Article 6 Each unit shall assist the faculty and staff in applying for and purchasing the Hainshire in accordance with relevant policies, plans and requirements of IC.

Chapter III Purchase Qualification and Conditions

Article 7 Those who are one of the following categories and have been working in IC for 3 years above shall be qualified for application.

(I) Tenure & tenure-track faculty in IC;

(II) Staff within personnel allocation range in IC;

(III) ZJU faculty who sign contracts with IC to work full-time in IC.

For the 2020 application, the service period of staff is 2 years while that of faculty is set by relevant Institutes.

The staff here is referred as: ZJU staff who serve in IC, and IC staff who employed by the ZJU International Joint Innovation Center on behalf of IC.

Article 8 For extraordinarily outstanding faculty, their qualification can be suggested by their institutes, audited by the housing work group and approved by IC.

Article 9 For directors of the dispatched offices set up by ZJU admin departments or directly affiliated unit at the request of IC, those who have been working in IC for 3 years above can be qualified if their qualification has been suggested by their departments or offices, audited by the housing work group and approved by IC.

Article 10 "One family, one house". For a couple both of whom meet the conditions, one person shall be appointed as the applicant.

Article 11 The requisitioners shall accept these regulations voluntarily, and conform to relevant national, provincial and municipal housing policies (including purchase restrictions)

Chapter IV Purchase Levels and Sorting

Article 12 According to the type and area of the housing sources in Hainshire, the housing resources fall into three categories (levels) ,which are the large, the middle and the ordinary. Requisitioners should choose their housing following the form below:

Categories (Level)	Personnel Type		
Large (Level 1)	Personnel Type	Tenure & tenure-track faculty	Staff
	Type 1	National academicians Academic Masters Yangtze River Scholars Distinguished Young Scholars of China Other scholars at this level	Bureau levels or Above
	Type 2	Tenure Professor	Campus Leadership Department Levels Others at this level
Middle (Level 2)	Type 3	Tenure Associate Professor	Chief office directors Deputy Department Levels Others at this level

	Type 4	Tenure-track Associate Professor Tenure-track Assistant Professor	
Ordinary (Level 3)	Type 5		Office directors Executives Section levels
	Type 6		Executive below

For qualified ZJU faculty who have already bought policy-related housings should be downgraded one level.

Article 13 People at the same level should rank according to the type order, and people of the same type should rank according to the order employed by IC.

Article 14 Qualified applicants who drop out after application (before or after choosing a house) would be regarded as once given-up, and can apply in following years. Note that one applicant has just one chance to put off, and the level/ type will be decided according to the first application.

Article 15 Those who join IC before the campus official opening date (Sep. 10th, 2016) can be upgraded one level at 2020 application, ranking after the normal list.

Article 16 The employed date, professional title (position) and other information is subject to the data provided by Office of Human Resources at the application deadline stipulated in the notice.

ChapterV Purchase and Sales Procedures

Article 17 The application for purchase will be organized once a year from 2020 to 2027. The housing work group determines available housing resources according to IC talent planning of the year and issues the purchase notice before June 30 every year. The qualification confirmation deadline for the first application in 2020 is the date acquiring the first pre-sale certificate, while that for each year thereafter is June 30 of the year.

Article 18 Requisitioners should fill in *The Application Form for Purchasing Hainshire*, and then the housing work group will examine and verify the qualifications and other information of the requisitioners .

Article 19 The the applicants who have passed the examination and verification of the housing work group will be qualified after the name list publicity.

Article 20 The order for choosing houses should be proceed by level/type. The requisitioners of the upper level (type) can choose the house type below, but only ranking after the normal list.

Article 21 The requisitioners should choose the house in person or entrust others in writing, following the time and site assigned in the notice. Those who fail to choose the house according to the requirements would be regarded as giving up the purchase qualification of this time automatically.

Article 22 After choosing their houses, the requisitioners shall sign *The Contract of Commodity Housing Sale* and other relevant agreements with the Industry Union Real Estate according to relevant provisions and deal with the housing payment, check-in procedures, property certificate issue and other procedures according to the contract.

Chapter VI Purchase Price

Article 23 The price of Hainshire shall be determined according to the average price confirmed in relevant agreement between ZJU and Haining, and will be determined “one house one price” by Industry Union Real Estate regarding the housing type, location, aspect, level and other factors.

Article 24 The contract price of the Hainshire signed with the Industry Union Real Estate shall be based on the verified house price plus the bank interest.

Chapter VII Others

Article 25 The requisitioners should have been working in IC for 10 years (retirees and official cadre move excepted). Those who leave IC in less than 10 years shall pay their penalty before their leaving and within 1 month once they start their departure procedure. If one fails to pay the penalty within the time limit, a fine for late payment will be added at the

benchmark interest rate of the current month from the date of confirmation of default. The departure procedures can only be finished after the penalty payment.

Penalty calculation:

$J = [\text{market price} - \text{actual price}] \times [(10 - \text{service years}) / 10]$; For $J < 0$, J regarded as 0.

Article 26 The housing can only be sold 10 years after the date one employed by IC and the penalty paid if needed.

Article 27 An underground parking space will be got together with each commodity housing. The sale for the parking space follows the article 26 above.

Article 28 The area of Hainshire is subject to the actual area measured by professional mapping department authorized by the government.

Article 29 The housing work supervision group supervises the whole process of the purchase application on behalf of faculty and staff. The housing work supervision group should invited to important meetings held by the housing work group. Qualification verification, name list and ranking, and other information should be confirmed by the housing work supervision group.

Article 30 These regulations shall be interpreted by the housing work group.

Article 31 These regulations have been reviewed and approved by the

International Campus Faculty Congress and shall come into force as of the date of promulgation.