

## 11.4.4 Affordable housing for employees

1. There are a total of 230 single and family rooms in MCUT's dormitory for faculty and staff, accommodating about 59.7% of the eligible faculty and staff, which are open for application one month after the start of each semester

明志教職員單身宿舍及眷屬宿舍共 230 間，能提供 59.7%本校教職員工入住

2024 年 10 月教職員工住宿統計表

| 眷舍別  | 間數              | 教職員工住宿人數 | 平均住宿維護費用(元) | 平均坪數  | 鄰近租金(元)         |
|------|-----------------|----------|-------------|-------|-----------------|
| 五期眷舍 | 11<br>(含單身 2 床) | 10       | 4,859       | 29.63 | \$11,000-20,000 |
| 六期眷舍 | 12              | 11       | 4,922       | 30.01 |                 |
| 七期眷舍 | 30              | 26       | 7,175       | 37.57 |                 |
| 八期眷舍 | 20              | 20       | 6,129       | 32.09 |                 |
| 九期眷舍 | 67              | 65       | 6,557       | 30.12 |                 |
| 校長宿舍 | 1               | 1        | 10,311      | 62.87 |                 |
| 九期單身 | 22 床            | 18       | 1,898       | 8.32  | \$5,500-8,000   |
| 一期單身 | 24 床            | 8        | 3,152       | 18    |                 |
| 學人會館 | 42 間            | 42       | 1,600       | 7.93  | \$6,500-10,000  |

備註：眷舍 140 間，單身 90 床(含學人會館)，合計供 230 人住宿。

教職員人數：教師 206+職員 179=375 人(參考 113.10 統計)。

宿舍可供住宿率：教職員總人數/教職員宿舍數=385/230=59.7%。

教職員目前住宿率：教職員總人數/實際住宿人數=385/201=52.2%。

鄰近租金：參考依據為依內政部地政司 113 年 8 月 29 日公告詳附件新北市泰山區周邊租金統計，截至 113 年 3 月 31 止資訊為依據。

明志科技大學位於新北市泰山區，該區租約樣本共 1,487 件，租金 25 分位數為 7,000 元，其代表有 25%租約的租金低於 7,000 元；租金 50 分位數為 10,000 元，代表所有租約的租金中間(位)數為 10,000 元，75 分位數為 16,000 元，則代表有 75%租約的租金是低於 16,000 元。

明志科技大學  
Ming Chi University of  
Technology

規章編號  
Regulation No.  
A250070009

教職員工宿舍管理辦法  
Faculty and Staff Dormitory Management Measures

制定部門：總務處  
中華民國 113 年 12 月 24 日修訂  
Issuing Department: Office of General Affairs  
Revised on December 24, 2024

明志科技大學  
教職員工宿舍管理辦法  
Faculty and Staff Dormitory Management Measures

86.11.01 經校長核准  
112.05.30 行政會議審議  
Approved by the President on November 01, 1997  
Reviewed in University Administrative Meeting on May 30, 2023

### 第一條 目的

為使教職員工宿舍配(退)住管理有所遵循，訂定「教職員工宿舍管理辦法」(以下簡稱本辦法)，凡教職員工均應遵守本辦法，並由總務處負責管理。

### Article 1 Purpose

To provide guidelines for the allocation and withdrawal of faculty and staff dormitories, the "Faculty and Staff Dormitory Management Measures" (hereinafter referred to as "the Measures") have been established. All faculty and staff members should comply with the Measures, and the Office of General Affairs is responsible for their management.

### 第二條 申請資格

一、眷屬宿舍(七、八、九期眷舍)：限已婚教職員工(含)約聘人員本人，且需與配偶或直系親屬同住者(凡擔任一級主管或系、學程主任者除外)。

二、單身套房

1. 九期眷舍：單身教職員工本人或經校長核准特殊職務或業務需要之正職人員。

2. 學人會館：任職本校教職員工(含約聘人員)，採隨到隨辦配住。

3. 兼任老師及工讀生、本校學生等不得參與宿舍申請，除經校長核准特殊職務或業務需要除外。

### Article 2 Eligibility Criteria

1. Family Dormitories (Phase 7, 8, 9 housing): Restricted to married faculty and staff members (including contracted employees) who live with their spouse or direct relatives (Except for those serving as Deans, Department Chairs, or

教職員工宿舍管理辦法  
Faculty and Staff Dormitory Management Measures 1

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<https://sustainability.mcut.edu.tw/var/file/65/1065/img/2153/A250070009.pdf>

2. The average monthly wage of MCUT's faculty and staff is TWD 73,169. Using the 7th phase of the dormitory (37 ping) for calculation, the rent is about TWD 7,175, which accounts for about 9.8% of the average monthly wage. The rent for the room occupying an area of 30–40 ping in the same district is about TWD 24,000. In other words, the rent for the school dormitory is only about 30% of the market price.

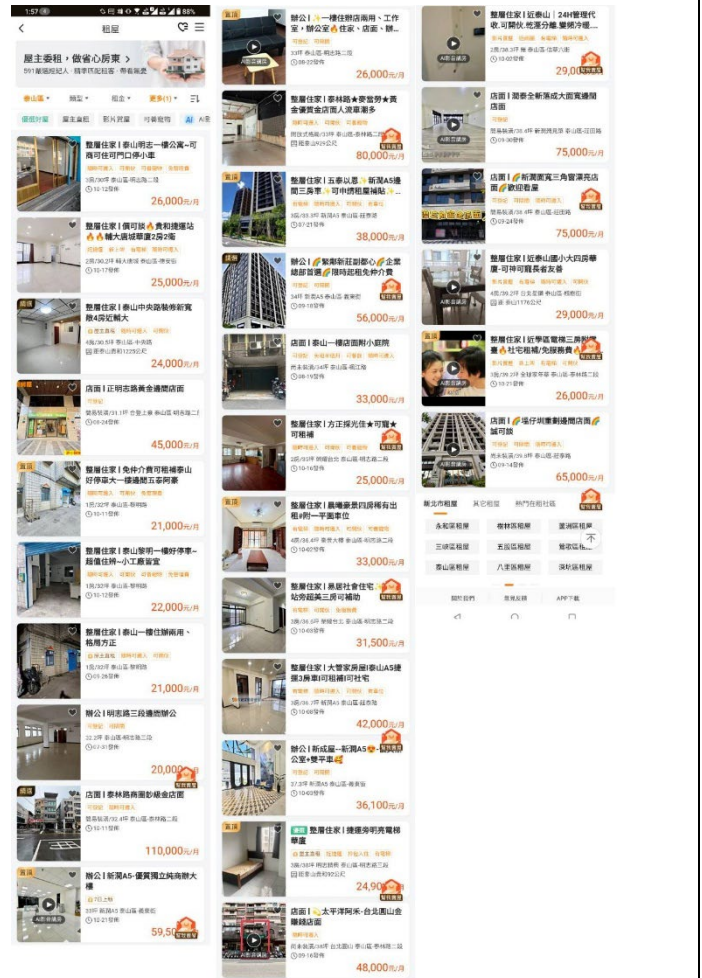
教職員工平均月薪為新臺幣 73,169 元，以七期 37 坪家庭式宿舍計算，月租約新臺幣 7,175 元，約為月薪之 9.8%；同區域 30 – 40 坪租金約 24,000 元，僅需負擔市價約 30%

| 明志科大教職員平均薪資 |          | 明志科技大學<br>Ming Chi University of<br>Technology                            | <div>規章編號<br/>Regulation No.<br/>A250070009</div>                                                                                 |
|-------------|----------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 月份          | 平均月薪資    |                                                                           |                                                                                                                                   |
| 202401      | \$70,842 | <div>教職員工宿舍管理辦法<br/>Faculty and Staff Dormitory Management Measures</div> | <div>制定部門：總務處<br/>中華民國 113 年 12 月 24 日修訂<br/>Issuing Department: Office of General Affairs<br/>Revised on December 24, 2024</div> |
| 202402      | \$65,777 |                                                                           |                                                                                                                                   |
| 202403      | \$74,173 |                                                                           |                                                                                                                                   |
| 202404      | \$69,740 |                                                                           |                                                                                                                                   |
| 202405      | \$84,836 |                                                                           |                                                                                                                                   |
| 202406      | \$72,264 |                                                                           |                                                                                                                                   |
| 202407      | \$70,850 |                                                                           |                                                                                                                                   |
| 202408      | \$74,169 |                                                                           |                                                                                                                                   |
| 202409      | \$65,388 |                                                                           |                                                                                                                                   |
| 202410      | \$81,428 |                                                                           |                                                                                                                                   |
| 202411      | \$74,091 |                                                                           |                                                                                                                                   |
| 202412      | \$74,475 |                                                                           |                                                                                                                                   |
| 年平均月薪資      | \$73,169 |                                                                           |                                                                                                                                   |

明志科技大學教職員工宿舍維護清潔收費標準

| 宿舍別  | 門牌                    | 戶數 | 坪數    | 單價<br>(元/坪) | 月金額<br>(元/戶) |
|------|-----------------------|----|-------|-------------|--------------|
| 五期   | 84-1 號                | 1  | 62.87 | 164         | 10,311       |
|      | 84-3 號至 21 號          | 10 | 29.63 | 164         | 4,859        |
| 六期   | 84-23 號至 45 號         | 12 | 30.01 | 164         | 4,922        |
| 七期   | 84-66 號 1 至 5 樓       | 5  | 40.57 | 191         | 7,749        |
|      | 84-68 號 1 至 5 樓       | 5  | 34.57 | 191         | 6,603        |
|      | 84-70 號至 76 號 1 至 5 樓 | 20 | 37.57 | 191         | 7,175        |
| 八期   | 84-122 至 160 號        | 20 | 32.09 | 191         | 6,129        |
| 九期   | 84-26 號 1 至 3 樓       | 3  | 7.08  | 216         | 1,629        |
|      | 84-26 之 1 號 1 至 3 樓   | 3  | 9.85  | 216         | 2,228        |
|      | 84-26 之 2 號 1 至 3 樓   | 3  | 6.26  | 216         | 1,452        |
|      | 84-26 之 3 號 1 至 3 樓   | 3  | 10.10 | 216         | 2,282        |
|      | 84-26 號 4 樓           | 1  | 16.31 | 216         | 3,523        |
|      | 84-26 號 5 樓           | 2  | 8.155 | 216         | 1,861        |
|      | 84-26 號 6 樓           | 1  | 16.31 | 216         | 3,523        |
|      | 84-26 號 4 樓之 1        | 2  | 9.02  | 216         | 2,048        |
|      | 84-26 號 5 樓之 1        | 2  | 9.02  | 216         | 2,048        |
|      | 84-26 號 6 樓之 1        | 1  | 18.04 | 216         | 3,897        |
|      | 84-28 號 1 至 6 樓       | 6  | 34.88 | 216         | 7,534        |
|      | 84-30 號 1 至 6 樓       | 6  | 34.63 | 216         | 7,480        |
|      | 84-32 至 40 號 1 至 6 樓  | 30 | 33.72 | 216         | 7,284        |
|      | 84-42 號 1 至 6 樓       | 6  | 34.63 | 216         | 7,480        |
|      | 84-44 至 46 號 1 至 6 樓  | 12 | 33.72 | 216         | 7,284        |
|      | 84-48 號 1 至 6 樓       | 6  | 35.06 | 216         | 7,573        |
| 一期   | 6 巷 2 號 1 樓至 8 號 3 樓  | 12 | 18    | 164         | 3,152        |
| 學人會館 | 2 樓男單身宿舍(201-221)     | 21 | 每人    |             | 1,600        |
|      | 3 樓女單身宿舍(301-321)     | 21 |       |             |              |

【表號：A250071109】



The screenshot displays a real estate application interface. It features a grid of property listings. Each listing includes a thumbnail image, a title, a price, and a brief description. The listings are categorized by type, such as '公寓' (Apartment), '店面' (Shopfront), and '辦公室' (Office). The interface also includes search filters and navigation options.

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<https://sustainability.mcut.edu.tw/var/file/65/1065/img/2153/884500.jpg>

[https://rent.591.com.tw/list?section=45&region=3&acreage=30\\_40&sort=money\\_desc](https://rent.591.com.tw/list?section=45&region=3&acreage=30_40&sort=money_desc)

3. MCUT also offers the Scholar's Residence to provide free short-term accommodation services to teachers and students engaged in the academic exchange.

設有學人會館，提供學術交流之教師與學生短期免費住宿

| <p>明志科技大學<br/>Ming Chi University of<br/>Technology</p> <div style="border: 1px solid black; width: 150px; margin: 10px auto; padding: 5px;">             規章編號<br/>Regulation No.<br/>A050270001         </div> <div style="border: 1px solid black; width: 250px; margin: 20px auto; padding: 10px; text-align: center;">             學人會館單身宿舍住宿準則<br/>The Scholars' Hall Single Dormitory Residence<br/>Standards         </div> <div style="text-align: right; margin-top: 20px; font-size: small;">             制定部門：總務處<br/>中華民國 111 年 06 月 21 日 制訂<br/>Issuing Department: Office of General Affairs<br/>Revised on June 21, 2022         </div> | <div style="text-align: right; font-size: x-small; margin-bottom: 10px;">No Duplicate: Office of General Affairs-Resident</div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">The Scholars' Hall Residency Irregularity Warning (Notice)</p> <p>Room Number : _____ Date _____ Month _____ Year _____</p> <p>Code _____</p> <p>Name _____</p> <p>Department _____</p> <p>Date of stay _____ (Same as the date of assigned)</p> <div style="display: flex; align-items: flex-start;"> <div style="width: 10%; font-size: x-small; text-align: center;">Reasons for Irregularity</div> <div style="width: 90%;"> <p>1. □The number of stays doesn't meet the standard</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 15%;">Occurrence Date (Date/Month)</th> <th style="width: 15%;">Week</th> <th style="width: 20%;">Number of Actual Staying Days</th> <th style="width: 20%;">Number of Staying Days Required</th> <th style="width: 30%;">Substandard</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>2. □Failure to Make Timely Payments<br/>Occurrence Date (Date/Month) _____</p> <p>3. □Others<br/>_____</p> </div> </div> </div> <p style="margin-top: 10px;">Form No.: A050270101</p> <p style="margin-top: 10px; font-size: x-small;">             Dean of General Affairs:<br/>Group Leader:<br/>Officer in Charge:         </p> <div style="text-align: center; margin-top: 20px; font-size: x-small;">             學人會館單身宿舍住宿準則<br/>The Scholars' Hall Single Dormitory Residence Standards 7         </div> | Occurrence Date (Date/Month)  | Week                            | Number of Actual Staying Days | Number of Staying Days Required | Substandard |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Occurrence Date (Date/Month)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Week                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Number of Actual Staying Days | Number of Staying Days Required | Substandard                   |                                 |             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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<https://csr.mcut.edu.tw/var/file/31/1031/img/2105/257421896.pdf>