

TEL AVIV UNIVERSITY
The Lowy International School



TAU Housing Orientation

Meet the Team



Vicktoria
Housing Coordinator

Tomer
Housing assistance



Maya
Housing assistance



Welcome to your New Home



Welcome to your new home for the next 10-12 months.

We are excited to have you join our housing community and hope you will make the most of this experience both academically and personally.

Please remember that the dormitories are operated by a private company, and we are all expected to follow their regulations. These rules are in place to ensure a safe, respectful, and pleasant living environment for everyone.

We kindly ask that you treat your new home and neighbors with care and respect. Failure to follow the dormitory rules may result in fines or other disciplinary actions, which we would like to avoid.

Our goal is to maintain a positive and cooperative atmosphere for all residents.



Upon arrival



Do's and Dont's

What is allowed or not allowed in the dorms



Do

- Visit the dormitory management office to receive your FOB and key instructions.
- Review your apartment to confirm that all standard items are present, for example chairs, table, bed, wardrobe, appliances.
- If anything is missing or damaged, submit a maintenance request through the official channel and notify the dorm office.
- In the next week or two, you will receive an additional document (Annex B). In this form, you will be able to indicate whether all items were present and in good condition upon your move-in. Please review your apartment carefully before completing it, as this record will be used for reference at the end of your stay.

Do's and Don't's

What is allowed or not allowed in the dorms



Don't!

- Don't put anything on the walls that would damage the wall or the paint- we recommend using command hooks
- Don't hang anything on the windows or balconies (including flags)
- Don't put any items (like plants etc.) that may fly off and endanger people in the street.
- Do not cover or turn off the smoke detector in your room.
- When you cook, make sure you don't leave the hot plates unattended and that you keep the window open. The hot plates are not a Shabbat plate – once you've finished cooking, turn them off. Be careful after turning it off, as cooling down takes time.
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● **During your stay
in the dorms**



Inspections during the academic year



During the academic year there will be routine inspections in the dorms.

The first inspection will be held about one month after your arrival, its purpose is to check how you are acclimating and to identify any issues that may have come up since move-in.

Additional inspections will take place later in the year, you will receive advance notice from us with the date, time window, and what you should have ready in the apartment. Your presence is required for each scheduled inspection, attendance is mandatory. Some operational checks by the dormitory management may be unannounced.

These inspections are intended to keep you safe, maintain standards, and resolve issues early, we appreciate your cooperation so that everything runs smoothly and fines can be avoided.

More details will be included in the emails you receive before each inspection.

About the Dorms



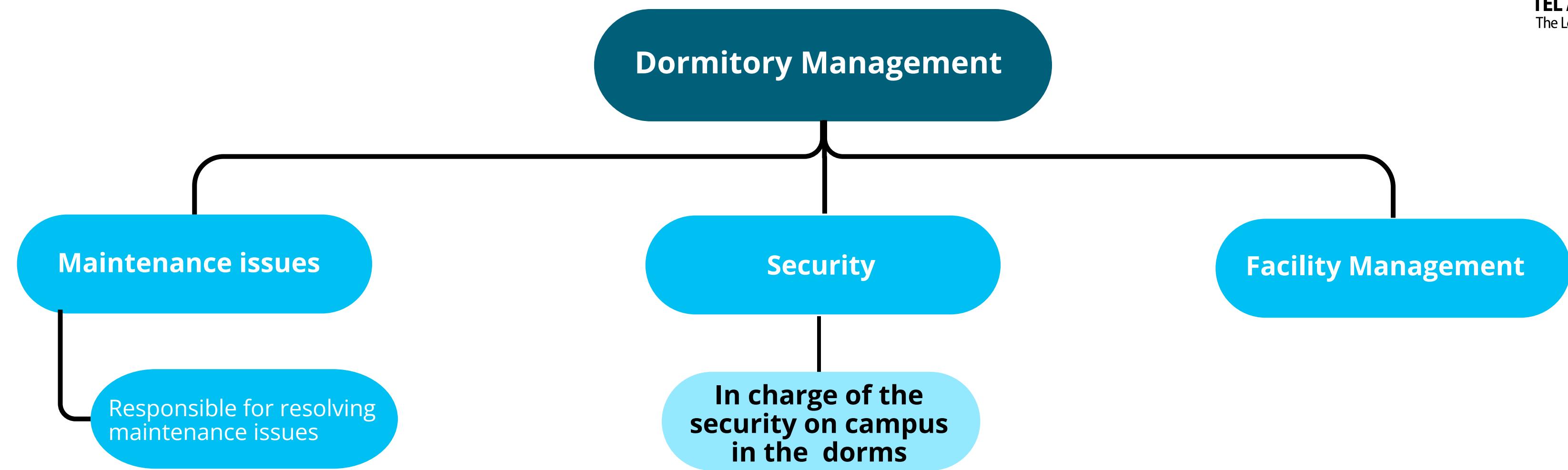


Lowy & “Shikun & Binuy”



Tel Aviv University housing is owned and managed by a third party TAU called: Shikun & Binuy. The company is responsible for the day-to-day management of the dorms, including maintenance, utilities, security and so on.

The Lowy International School housing dept. works closely with Shikun & Binuy to assist the international community, to mediate the cultural bridge and to enforce rules and regulations. In addition, Lowy Intl. School is responsible for dorm allocation, placements and payments of the international community.



“Shikun & Binuy”
Dormitory management

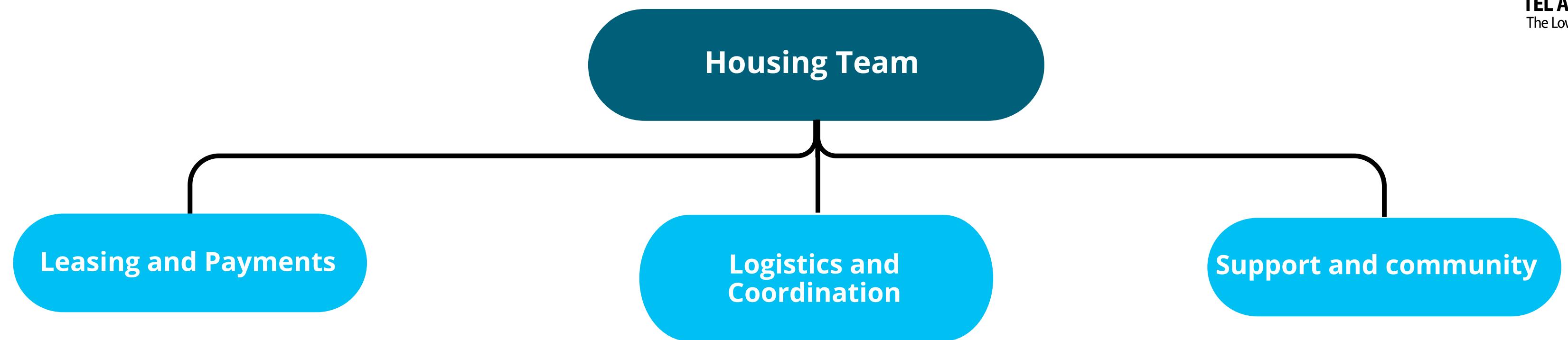
- 1 Ensuring that all facilities, such as plumbing, electrical systems, heating, and cooling, are functioning properly.
- 2 Handling routine maintenance and emergency repairs.
- 3 Ensuring common areas, such as lounges, study rooms, are well-maintained and accessible.
- 4 Providing internet and other technological services.
- 5 Implementing security measures such as surveillance cameras, security personnel and access control systems.
- 6 Conducting safety drills and ensuring compliance with fire and safety regulations.

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Lowy & “Shikun & Binuy”

“Shikun & Binuy”





Lowy International School

Housing Team

- 1** Managing the leasing process.
- 2** Handling move-ins, move-outs, and room assignments.
- 3** Collecting rent and other fees.
- 4** Making sure the apartment you move in to went through an inspection process prior to your arrival and upon your departure.
- 5** Informing the dorm management company of the approved researchers to be placed in the dorms.



Lowy & “Shikun & Binuy”

Lowy International School





Lowy & “Shikun & Binuy”

“SHIKUN & BINUY”

How do I report a maintenance issue?



- Please note the dorms maintenance crew are permitted by contract to go into the rooms for inspections, replacing appliances, and maintenance-related reasons.
- In case of internet issues, please call Bezeq International customer service: 1-700-555-222, Customer number: 101245310
- Save your request number to follow up on the status of your request!

In case of an Internet problem

- Call Bezeq International customer service: 1-700-555-222, Customer number: 101245310
- If this is a reoccurring problem- please inform the Lowy Intl. housing team as well- for a follow up with Shikun & Binuy.

1. call 09-7618503 or *2088
2. press 1 for the right extension
3. press 1936#
4. You reach a customer service representative.

The dorms subscription number with the YES company: 520021171

- YES business customer support opening hours:
- Sun - Thu 8:30-17:30, Fri 8:00-13:00
- Have your YES box serial number ready (marked on the box - 10 digits)

In case of a laundry malfunction

- On Sundays-Thursdays, between 08: 00-18: 00 and Fridays between 08: 00-11: 00. A message should be sent to WhatsApp no. 03-9024230.
- Fridays from 11:00 - until Sunday at 8:00 a message should be sent to WhatsApp no. 052-3436777.



Rules and Regulations



University housing is a shared space where students from diverse backgrounds come together to live, study, and build a community. With so many students residing in the dorms, it's essential to foster an environment of respect, cooperation, and consideration for one another's needs. To support this, we follow a simple yet powerful guideline: treat others as you wish to be treated.

TAU Golden Rule



- 1** Littering in the Communal Properties is prohibited-disposing of your trash is allowed only in the designated bins outside of the building (and not outside your room).
- 2** You are not allowed to make unreasonable noise in the Dormitories- especially between 11:00 p.m. and 7:00 a.m. or during exam season.
- 3** No pets may be kept, or raised in the Dormitories.
- 4** It is forbidden by law to smoke in the Dormitory complexes, except in the specified areas.
- 5** Drinking alcohol is prohibited in the public areas.
- 6** It is prohibited to possess, store, distribute, and use within the dormitories, any narcotics defined by Law as 'illegal drugs for use and possession'.

Rules & Regulations



7

The dormitories are committed to creating a safe and respectful living environment for all residents, where sexual harassment and any form of inappropriate behavior are strictly prohibited.

We encourage all residents to be mindful of each other's boundaries and to communicate respectfully. Any incidents of harassment will be taken seriously and addressed promptly, with necessary actions taken to ensure the safety and well-being of the community.

Resources and support are available, and students are urged to report any concerns to the housing team or university authorities.

8

You must enter the dorms by using your FOB which is non-transferable.

Rules & Regulations



9

If you leave the dorm for a period exceeding two weeks- you must let us know here- don't forget to clear all food and keep a window slightly open.

10

You may host guests in the dorms only under the following conditions:

11

- Day hosting: Your guest has to sign their name and ID number at the front gate. Day guests have to leave the dorms by 10:00 p.m.
- Night hosting: You need pre-approval from the dorm management company.
 - Fill in a guest request form- pickup from the dorm management office in Einstein (building E) or Broshim (building B).
 - Two nights per week, per guest/resident (unless special circumstances)
 - Common courtesy - ask your roommates before inviting someone over.

For the full list of rules you can view the contract here:

https://docs.google.com/document/d/1dH-MR0R_FRvcMyjYGYvIU5SjZpRObWzl/edit?usp=share_link&ouid=108499650225643708376&rtpof=true&sd=true

Rules & Regulations



Failure to follow dormitory regulations may lead to the following penalties:

- Censure or cautioning
- A penalty fee
- Suspension from the dormitories for a specified period
- Prevention from registering to the Dormitories for the next year
- Permanent expulsion from the dormitories

Disciplinary Regulations



- 1 The dorms office and the International School Housing staff enforce their rules and regulations using the dormitories' security staff and a fine system.
- 2 Depending on the offense, the fines range from NIS 20 to NIS 800
- 3 If the dorm management/ security staff issues a fine, it stands as it is and will appear in your student portal.
- 4 The deadline to pay the fine is five business days from the moment you receive the notice via email.
- 5 You have the right to appeal within 2 days from the moment you receive the notice.

The Fine System

Remember - If it's not fine, it's a fine



Dorms Services & Facilities



- The blue chip is your 'key' to the front gate of the dorms and the TAU apartments.
- The Chip is personal - it has your personal details and picture and you cannot transfer it to anyone else. Transferring your chip will result in a fine.



The Electronic Gate System at the Dorms



Locked out?

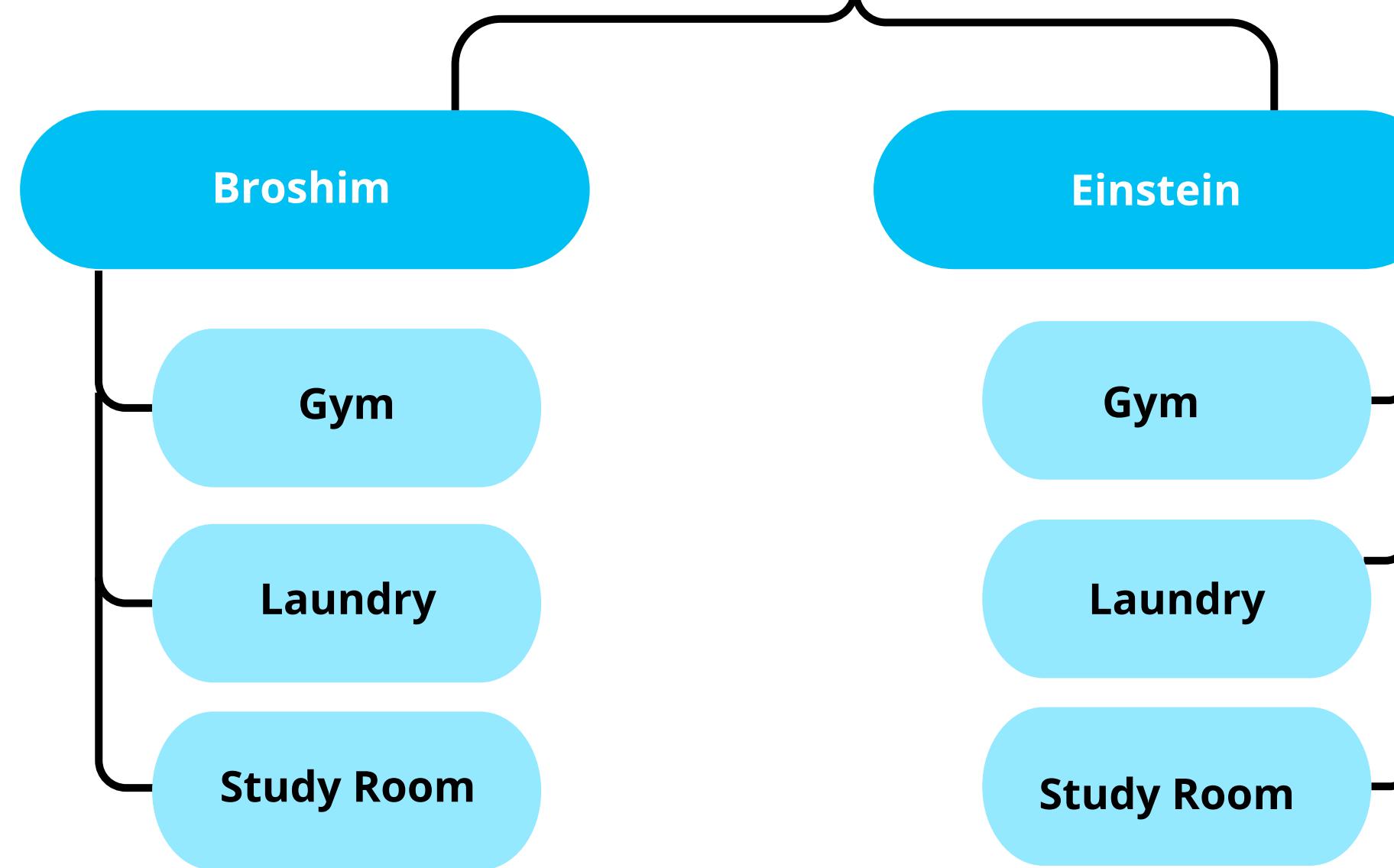
- Call a flatmate (if you have one)
- You can request the guard to open the door for a fine of 20NIS (they are not always immediately available)
- You must pay a fine if you lose one of the keys or the electronic gate Chip, please contact the Housing team.

Keys

You receive an apartment key upon arrival, if you are in a shared apartment you will also receive a room key.



Dorm Facilities



Dorm Facilities

In Broshim and Einstein Dorms



Broshim-

Gym-left of the guard station across from the skip market.

Laundry- Beneath Building E, I, and F

Einstein-

Gym-in building F (currently closed)

Laundry- Beneath building E in Einstein, next to the study center

Gym entrance is free of charge for all dorm residents- opening hours are:

Sunday-Thursday & Saturday, 4:00-9:00 p.m., Friday, 10:00 a.m.- 2:00 p.m.

Both dorms have common rooms for quiet studying.

Laundry costs 20 ILS without detergent- 10 ILS washer+ 10 ILS dryer

- There is a Shabbat elevator in Broshim Dorms
- If you are shomer-Shabbat, please contact the housing team for guidance and information.
- Service levels are limited during Jewish holidays, and on Shabbat the Lowy housing office and "Shikun & Binui" offices are closed. Dorm security is on site for urgent matters.
- For non-urgent questions, email housing@tauex.tau.ac.il and we will respond on the next business day. For urgent building issues, contact dorm security at the entrance.

Shabbat & Holidays



Utilities -

1

Your monthly rent covers utilities — water, property tax, and electricity — up to a total of 350 NIS. Each month, usage is reviewed, and if total expenses exceed this amount, you will be charged for the difference.

We encourage you to use electricity and water responsibly to help keep costs within the covered limit.

2

Air conditioner -

Israel is a humid country, so please use the air conditioner responsibly. Make sure to turn it off whenever you leave the apartment. Excessive or unnecessary use may result in an additional charge for extra electricity consumption.

3

Electric water heater -

On cooler evenings, turn it on 20 to 30 minutes before you need hot water, then turn it off.

Please do not leave it on continuously, this increases electricity costs and may result in extra charges.

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Additional Information



4

Heating devices -

It is strictly prohibited to bring or use any kind of external heating device inside the apartments. For your safety and comfort, we recommend using the air conditioner for heating, as it is both safer and more energy-efficient.



5

Bicycles

Bicycles are not allowed inside the apartments. They must be stored in the designated bicycle rooms or outdoor bike racks, securely locked at all times. This helps maintain safety, cleanliness, and accessibility for all residents.

Additional Information



7

Battery charging

Do not charge any electric battery when you are not at home. Unattended charging is a safety and security risk, and it adds unnecessary load during high electricity demand. Charge only while you are present, use approved chargers, and unplug when fully charged.

Additional Information



- **Emergencies**



Secure spaces and shelters



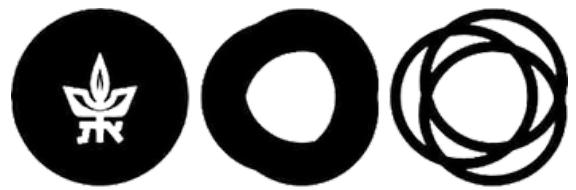
Broshim- the staircases and on each floor

A	B	C	D	E	F	G	H	I	J	K
A0101	B0101	C0114	D0115	E0115	F0010	G0010	H0010	I0011	J0005	K0121
A0201	B0201	C0212	D0212	E0212	F0120	G0120	H0120	I0121	J0121	K0220
A0301	B0301	C0312	D0312	E0312	F0219	G0219	H0219	I0220	J0220	K0321
A0401	B0401	C0413	D0414	E0414	F0319	G0319	H0319	I0321	J0321	K0420
A0501	B0501	C0512	D0512	E0512	F0417	G0417	H0417	I0420	J0420	K0521
A0601	B0601	C0614	D0615	E0615	F0517	G0517	H0517	I0521	J0521	K0620
A0701	B0701	C0709	D0709	E0709	F0617	G0617	H0617	I0620	J0620	K0718
A0801	B0801				F0717	G0717	H0717	I0718	J0718	K0814
A0901	B0901				F0818	G0818	H0818	I0814	J0814	
					F0917	G0917	H0917			
					F1018	G1018	H1018			
					F1118	G1118	H1118			
					F1218	G1218	H1218			
					F1317	G1319	H1318			
						G1417	H1417			

Einstein- shelter between building A and building B



Important phone numbers



TEL AVIV UNIVERSITY

The Lowy International School

Lowy International School Emergency only Number: 052-5346188

Broshim security: 053-3625870

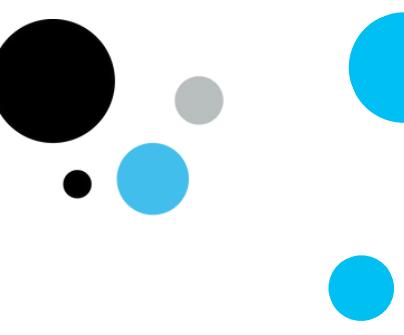
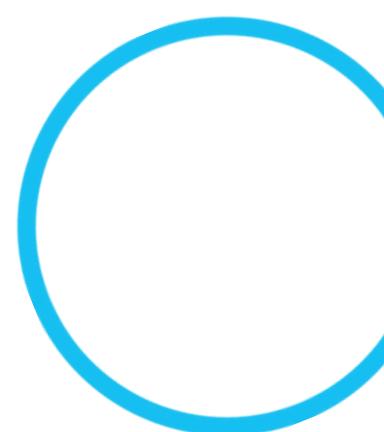
Einstein security: 054-6000252

Israel Police: 100

MADA (Medical emergency): 101

Fire and Rescue Services: 102

Emergency hotline for victims of sexual assault: 1202 – Women, 1203 - Men



- **Check-outs**



1

Your check-out date is listed in your housing contract. If you are unsure about the exact date, please contact the housing team and we will confirm it for you.

2

Closer to your check-out date, you will receive an email from the Housing Assistance team with detailed instructions. The message will include a link to schedule your check-out appointment through Calendly, where you will select your preferred time.

3

You must be present during the check-out inspection. Failure to attend your appointment will result in a fine.

4

If you do not see the check-out email, please check your spam or junk folder.

Your Check - Out Process

Topics for Discussion



5

Before your scheduled check-out, make sure the apartment is clean and completely empty of personal belongings.

6

Leaving the apartment without completing an official check-out, not returning your keys, failing to attend the inspection, or leaving items or an unclean apartment will result in significant fines — up to 300 USD or more per person.

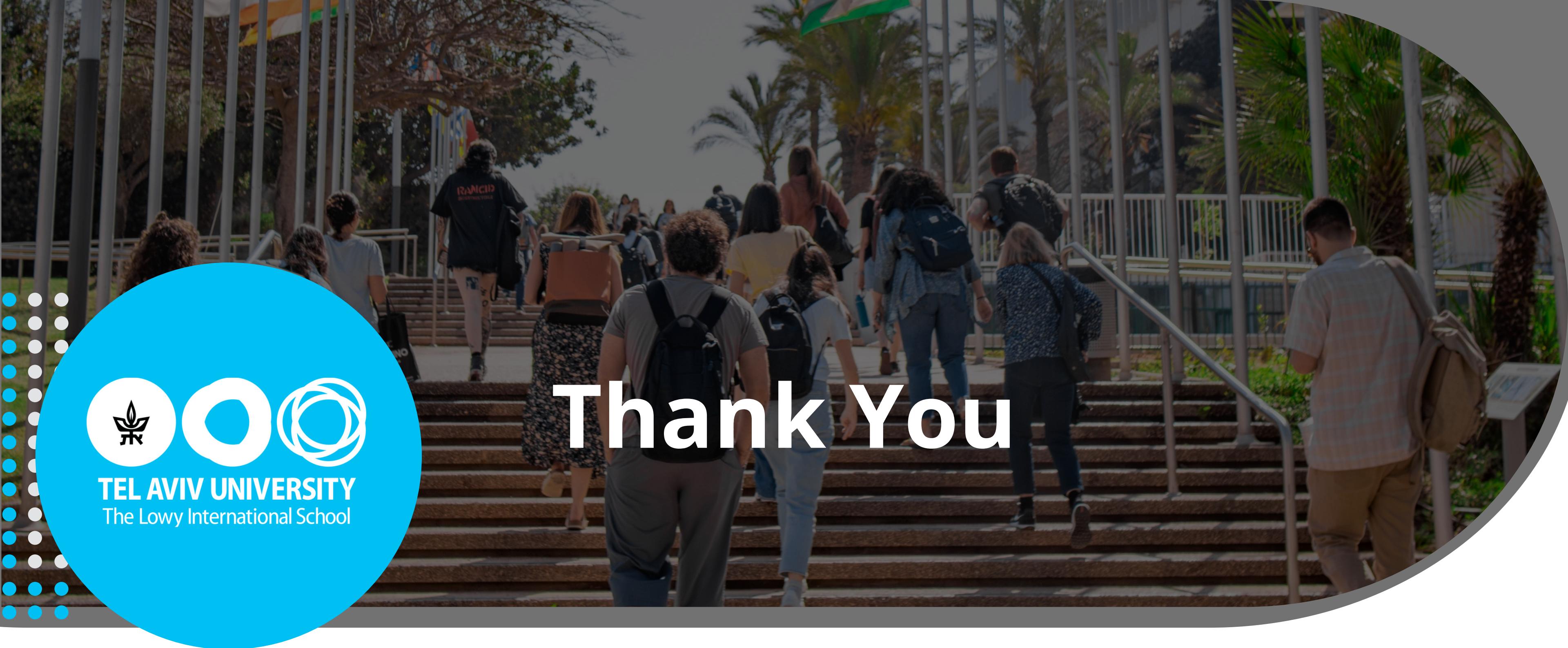
We appreciate your cooperation in ensuring a smooth and organized check-out process for all residents.

Your Check - Out Process

Topics for Discussion



Questions?



Thank You

NON-STOP DISCOVERY

international.tau.ac.il