

## ***Student Dormitory Regulations***

These regulations were established by the Dormitory Management by virtue of the authority granted to it by the Technion Management. By signing the Authorization Contract for Residence, dormitory residents commit to act in accordance with these regulations. The period of time in which students live in the dormitories is preparation for living with others and for adapting to situations that arise through social cooperation. The purpose of the provisions included in these regulations is to enable each student to feel comfortable in his/her residence and to prevent disturbances between residents. Maintaining order and preserving dormitory property will ensure a homey atmosphere and a good quality of life. As construction at the Technion continues, structural conditions are being improved for the student community. No less important, however, is maintaining a positive and pleasant atmosphere in the dormitories.

### **A. Authorization for Residence**

1. Authorization for residence, according to the Technion, is an authorization granted by the Technion to a student, during the time in which he/she is a student, to occupy a room, or part thereof, that is assigned to him/her for residential purposes only and for no other purposes whatsoever. For the avoidance of doubt, it is hereby clarified that the student's authorization for residence in the dormitories does not entitle the student to entry permits for his/her vehicle and/or someone on his/her behalf to the Technion's complex and/or does not grant the student parking rights at the Technion in general, and in parking lots located throughout the Technion in particular.
2. The authorization for residence is for the individual person and cannot be transferred to and/or swapped with another person, even if that person is a student at the Technion.
3. The Tenant Protection Law (Consolidated Version) – 1972 (hereinafter, "the law") and all other laws that will be in effect in the future, do not apply to the authorization granted in the Authorization Contract when the dormitory rooms were not occupied by the tenants, as was intended by the term in the law on 20.6.68 and/or the rooms were vacated by all tenants and occupants at the aforementioned date and the student did not pay any key money or any other remuneration apart from the authorization fee.

### **B. Termination of Residency**

1. A student who has ceased studying at the Technion for any reason whatsoever (including school vacations) shall vacate his room no later than two weeks from discontinuing his/her studies and shall transfer the possession of the room to the authorities. The room is to be clean and tidy, apart from normal wear and tear arising

from use. The key must be returned to the building manager or to the person in charge when the room is vacated.

2. A student whose studies have ceased, as aforementioned, and who has paid the authorization (rental) fee in advance, shall submit a request to the Student Accounts Department for reimbursement of the proportion of the authorization (rental) fee paid, as specified in the Authorization Contract. A student who has not paid the authorization (rental) fee in advance and who has ended his/her studies before the end of the authorization period and who has vacated the room shall also submit a request to the Student Accounts Department to release him/her from the obligation to continue paying the authorization (rental) fee if he/she has not received a notification from the Student Accounts Department.
3. The Dormitory Director, or someone on his/her behalf, may revoke the Authorization Contract for Residence of a student in any one of the instances specified below:
  - a. In accordance with the written instructions of a doctor, which indicate that the student poses a medical risk to the other residents of the dormitory.
  - b. In the event of the submission of false or inaccurate information and/or details in one's request for living in the dormitories.
  - c. In the event that the student has violated the conditions of the Authorization Contract for Residence and/or these regulations, including any of the provisions or any part therein.
  - d. In the event of a decision by the Disciplinary Committee or the Dean of Students to terminate the student's residency in the dormitories, in accordance with Section 5 below.
  - e. In the event that a decision has been made in accordance with the 'Procedure for Determining Unsuitability for Student Dormitory Residence' (as published on the website at: <https://tinyurl.com/2nht8s2z>).
4. In the case of a decision by the Disciplinary Committee to revoke the Authorization Contract, the student is permitted to appeal the decision to the Dormitory Director within seven days. The Dormitory Director is permitted to make any decision that he/she chooses. The decision of the Dormitory Director shall be definitive and final, except for a decision to evict the student from the dormitory, which can be appealed to the Dean of Students. The Dean of Students' decision will be definitive and final.
5. In the case of a complaint that a student has engaged in a disciplinary violation (Section B3 above), the Dormitory Director, or someone on his/her behalf, shall be allowed to pass the responsibility of the decision regarding the student to the Disciplinary Committee, in accordance with Section C9 of these regulations. In such a case, the decision of the Disciplinary Committee, which may, among other things, evict the student from the dormitories (i.e., remove the student's authorization to reside in the dormitories) for a limited period of time or permanently. The decision of the Disciplinary Committee shall be carried out by the Dormitory Director.

6. Should the Authorization Contract be revoked, as stated in Section 3, the student will receive written notification, and the provisions of Section B1 above regarding vacating the room shall take effect, as though the student's studies have ceased. However, the Dormitory Director may specify that the student must vacate the room and dormitory in a shorter period of time than that which is specified for students who have ceased their studies, including an immediate evacuation and up to 48 hours. There is nothing that a submission of an appeal can do to delay the student's eviction from the dorm, unless the Dormitory Director approves such a request.

### C. Behavior and Discipline

1. Authorization for residency is solely granted to students for the purpose of residency and not for any other purposes whatsoever, including commercial and/or political activities and/or conventions, gatherings, assemblies, demonstrations, distribution of leaflets, hanging up of flags and/or any other material are strictly prohibited in the dormitories.
2. The student must abide by the instructions of the Dormitory Director or his/her representative and must abide by the instructions of the area manager and/or the building manager, in all matters which concern one's behavior, as well as the cleanliness of the residential rooms, dormitory areas and the common areas surrounding them.
3. The Dormitory Director and/or someone on his/her behalf:
  - a. Is entitled to instruct the student to move residence from one place to another; this can be done at the absolute discretion of the Dormitory Director, and the student must comply with the aforesaid instruction without appeal. In the case of a large, extensive transfer of students (e.g., evacuation of a building), the head of the Student Association will be notified.
  - b. Is entitled, with or without coordinating with the student (prior notice), to enter the residential rooms in order to inspect the residential room and to verify whether the terms of these regulations are being observed.
4. The student must behave properly and avoid doing anything that may harm the reputation of the Technion or the reputation of the student body. The student shall behave in a manner that will not interfere with the comfort of the other students and does not intrude on their area.
5. The student shall be responsible for the behavior of his or her guests and visitors, and shall ensure that his or her guests and visitors behave properly and avoid doing anything that may interfere with the comfort of the other students or may disturb the peace and order in the dormitories.
6. Routine studying and an atmosphere that enables students to rest requires that there to be constant silence within the rooms and in dormitory areas at all hours

of the day and night. Students must refrain from activities that may interfere with other students' ability to rest.

7. It is prohibited to cause damage to dormitory property and/or to the dormitory rooms.
8. Behavior that is not in line with the provisions set forth in Sections 1 to 7 above, as well as any other behavior or absence of behavior that is inconsistent with the rules for residency, as detailed in Section E of the regulations, is to be considered a disciplinary violation. In exceptional cases, such behavior shall be considered 'unsuitability for residence' in the dormitories, and the provisions of the 'Procedure for Determining Unsuitability for Student Dormitory Residence' (as published on the website at: <https://tinyurl.com/2nht8s2z>) shall apply.
9. In the case of a disciplinary violation, the Dormitory Director is permitted to bring the matter to the Disciplinary Committee, which will decide on the matter in accordance with the type of violation and penalties requested.

9.1 If the disciplinary violation is minor, it will be possible to raise the matter in a disciplinary hearing with the area manager, who will serve as the sole judge.

The area manager will be entitled to impose various penalties on the student, such as: public service of a specified scope, a reprimand, compensation for material damage caused to the dormitory property.

The decision of the area manager can be appealed to the Disciplinary Committee of the dormitories, and the committee's decision will be final.

**A minor disciplinary offense** is an offense which falls under sections: C7, D5, D6, D7, D8, D9, D12, D13, D14, D16, D17.

**9.2. Any other disciplinary offense, including a minor disciplinary offense (if the Dormitory Director constitutes it as such), will be discussed in front of the Disciplinary Committee.**

- a. The Disciplinary Committee shall be comprised of three people: the Director of Student Dormitories – who will serve as Chairman of the committee, a representative of the Technion Student Association (hereinafter "TSA") and a judge of the TSA court; the latter two will be appointed by TSA.
- b. Should the student be convicted of a disciplinary violation, the Disciplinary Committee will be permitted to impose on him various penalties, such as: public service of a specified scope, a reprimand, compensation for material damage caused to dormitory property and/or to a person of up to three times the value of the damage caused, revocation of the right to residency in the dormitories for a limited period or permanently (including conditional revocation) or other such penalties. The maximum penalty is the permanent revocation of the right to reside in the dormitories.
- c. The committee's decision can be appealed to the Dormitory Director.
- d. The decision of the Dormitory Director is final and cannot be appealed, with

the exception of an eviction decision, which can be appealed to the Dean of Students. The Dean of Students' decision will be definitive and final.

10. If the disciplinary violation is also a violation of the disciplinary regulations of the Technion, the Dean of Students may decide that the student shall appear before the Technion Student Disciplinary Court, as specified in the Student Disciplinary Regulations. However, a student will not be required to appear before both the Disciplinary Committee, as per the Student Disciplinary Regulations, and the Student Disciplinary Court for the same offense, as noted on the Undergraduate Studies website.
11. A student who does not comply with the penalty imposed on him/her within the timeframe specified by the court's decision will be immediately removed from the dormitory until the end of the semester and will be unable to register to live in the dormitories until he/she has completed the disciplinary penalty. A student who is in his or her last semester of studies will be immediately evicted from the dormitory and will, alternatively, be required to pay a fine of up to 500 NIS.

#### **D. Receiving a Dormitory Placement**

A student's room assignment (placement) shall be determined by the Dormitory Director or his/her representative, with maximum consideration of the following components:

1. The rooms shall be divided in a manner that takes into account students' requests, in accordance with what is specified on the placement request.
2. When determining place of residency, preference will be given to students with the most accumulated points.

#### **E. Residency Regulations**

1. Upon entering the dormitories, students will receive the key to their residence in the dormitory office. Each student shall keep possession of their key and must return it to the dormitory office upon request or at the end of his or her period of residency. Should the student not return the key due to loss or any other reason, the student shall be charged a fee.
2. A student who plans to be away from the dormitories for a period of two weeks or longer must notify the dormitory office and/or the building manager. These provisions do not apply to a student's absence during Technion's official vacations. In the event of an absence of more than two weeks, the student must ensure the room remains ventilated so as to prevent mold.
3. The student will be responsible for the preservation of the equipment in the dormitory and for its proper maintenance. A list of the equipment can be

found on the door of the dormitory room. Upon entering the room for the first time, the student shall conduct an examination of the equipment that is actually in the room and that which is recorded on the list. Should the student find that a piece of equipment is missing or damaged, he or she should immediately notify the building manager, within two weeks of receiving the key. Should the student not provide any notification to the building manager, it will be considered a confirmation of the inventory listed in the room.

4. The student will be responsible for the preservation of the Mezuzah.
5. The student shall not be allowed to move furniture and/or equipment from one room to another unless he/she has obtained prior written approval from the area manager.
6. The student shall not be allowed to bring any personal furniture or other equipment to the dormitory room other than that which is already found in the room, unless he/she has obtained prior special permission in advance and in writing from the area manager.
7. The student shall ensure the cleanliness of the walls of the dormitory room, shall not paint them, shall not insert nails into them and shall not affix any decorations whatsoever on them. The student shall instead tack things onto the cork bulletin boards that are found in his/her room. A student who wishes to make changes to the interior design of his/her room shall speak with the building manager and/or area manager to obtain prior approval.
8. Hosting an overnight guest in the dormitory requires prior approval from one's roommates and written approval from the area manager. The student must notify the area manager in advance by email. A mattress for the guest will be provided by the dormitory office. The guest will be allowed to stay for up to three nights. Any extension requests will be subject to further written approval, and will be granted for up to two additional days only. Permission will not be granted for a period of more than five days in total.
9. The student shall not keep animals of any kind whatsoever in the dormitory room and/or in the dormitory areas, with the exception of guide dogs.
10. The possession of weapons and/or explosive material and/or flammable substances and/or hazardous materials such as gasoline, kerosene, gas etc. is strictly prohibited. Notwithstanding the aforementioned, permission for the possession of a weapon may be granted, subject to the presentation of a firearms license and written approval by the Security Unit, and on the condition that the weapon will be kept in a safe that is specifically designated for that purpose.
11. Gambling of any kind, other games that involve money, excessive consumption of alcohol, the use of drugs in violation of the law, or any other behaviors or activities that are against the law are strictly prohibited.

12. **Smoking is prohibited in all areas of the dormitories, except in designated smoking areas.**
  - \* **In accordance with laws of the State of Israel and the regulations herein, the presence of cigarette butts and/or the smell of smoke inside an apartment constitutes a violation of both the law and these regulations.**
  - \* **Please note that all roommates in the apartment are jointly responsible for the presence of cigarette butts and the smell of smoke in the apartment.**
  - \* **Lighting barbecues/grills or bonfires is strictly prohibited.**
  - \* **Touching or tampering with smoke detectors is strictly prohibited.**
13. Appliances may be brought into the dormitories, provided that they are in good condition and meet the relevant standards, with the exception of space heaters and electrical appliances that are intended for heating and/or preparing food. Appliances for heating/preparing food will be located in the common area only.
14. A student shall not be permitted to affix or hang a lock on the door of the dormitory room other than the existing one. The area manager shall be permitted to dismantle or remove any other lock or latch that has been affixed or hung up in violation, as per this section, and to charge the student for the cost of dismantling the lock.
15. The student shall not handle the plumbing or electric systems, or gas devices. Should any defect and/or malfunction and/or leak be discovered in the above-mentioned systems, the student shall immediately notify the building manager or area manager.
16. **Students are not permitted to bring bicycles or any type of motorized vehicle (hereinafter: "the vehicle") into the dormitory buildings or residential rooms within the dormitory grounds. Vehicles must be parked only in designated parking areas.**  
**Charging the electric battery of any motorized vehicle is strictly prohibited inside apartments specifically, and in any enclosed space within the dormitory complex in general.**
17. The student shall maintain the cleanliness of the dormitory room, the bathrooms, and the dormitory common areas, as well as shall clean the sanitary facilities and tidy up his or her room at least once a week.
18. A student who is moving from one room to another, and who has two keys in his possession for more than two business days (including the day that he receives notice and the day that he returns the key), will be charged for both rooms, unless he has received written permission from the area supervisor.
19. a. At the end of the period of residence or in the case of revocation of the permission to live in the dormitory, the student shall vacate the room, ensuring that it is clean and in proper condition; this includes the cleanliness

and condition of the furniture and equipment as well, except for reasonable wear and tear due to use. The judgment as to whether the condition of the room at the time of return/move-out is of the area manager's or someone acting on his/her behalf. The judgment of the area manager and/or person acting on his/her behalf regarding the condition of the room, as aforesaid, will be final and definitive. The student shall coordinate the move-out date with the building manager at least three days in advance.

b. Should the student not vacate his/her room and remove his/her personal belongings therefrom, the Dormitory Director and/or representative of the Technion shall be permitted to enter the room and clear it out and to bring the student's personal belongings to another place as he/she sees fit, and the Technion shall not be responsible for any loss of items and/or any damage caused to them.

c. Should the student not behave in the manner outlined in sub-sections (a) and (b) of this section, he/she shall be required to pay all expenses associated with the cleaning and clearing out of the room, as well as an additional month of payment.

#### F. Repairing Problems/Malfunctions in the Dormitories

1. The dormitory management team will make every effort to maintain the privacy of the students in their dormitory apartments.
2. In the event of any issues in the apartment, the building manager must be notified immediately.
3. The area manager will document the issue in the automated system and will refer it to the relevant professionals:  
Internal Professionals – Student Dormitory staff, Technion Construction and Maintenance staff, maintenance contractors employed under a Technion service agreement on Technion campus.  
External Professionals – Maintenance contractors outside of the Technion. These professionals will be permitted to enter the apartments, as necessary, in order to repair the relevant problems.
4. Policies for repairing issues within the apartments:
  - a. External professionals – the repair team will be accompanied by a dormitory representative.
  - b. Internal professionals – these professionals will handle the issue independently, without the accompaniment of a dormitory representative.

No special notice shall be given regarding the entry of a professional in regard to

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**Dean of Students Office**  
Students Dormitories



the circumstances specified in this section.

Entry into additional apartments in the building may be required due to an issue in another apartment in the building and/or a problem in the building itself.