



جامعة الملك عبد الله
للعلوم والتقنية
King Abdullah University of
Science and Technology

Accommodation
Services

Welcome Home

New Resident Helpful
Information

The Palms
3 Bedroom
Townhouse

General Information

House types and offering

About Accommodation Services

Rental rates, Rental obligations

Frequently Asked Questions

Residential Accommodation at KAUST

KAUST accommodation stock includes one to four bedroom units comprising apartments, terraced townhouses, detached houses and villas. Video tours of all the accommodation types at KAUST are available by visiting the [Accommodation Services website](#).

Accommodation Eligibility

The University has an established criteria for on-campus housing eligibility. Personnel may upgrade their housing entitlement (by one bedroom) to a larger unit, subject to housing availability before arrival.

Townhouses

- [Palms 3 Bedroom Townhouse](#)
- [Palms 4 Bedroom Townhouse \(upgrade\)](#)

Houses

- [3 Bedroom House](#)
- [4 Bedroom House \(upgrade\)](#)

Furniture and Equipment

KAUST offers furnished housing with arrangements in place for the upkeep and maintenance of housing units. All residences have domestic appliances including washing machine, tumble drier, refrigerator, dishwasher and electric stove and oven.

There are internationally reknown retail outlets that offer the delivery of furniture items to meet resident preferences.

New Arrivals Soft Package

To have the basics available when you arrive, a 'soft package' with bedroom and bathroom linen as well as kitchen and dining utensils, is provided in the house you first move into. Temporary cot rental for new arrivals with young children (3 months upto 6 years) is available upon request by [completing this form](#).

Facilities Maintenance

Residents have access to a maintenance helpdesk who support with the servicing of KAUST provided building facilities and equipment.

Waste Management

KAUST handles the community's waste and recycling and offers designated bins with lids for recycling, trash and organic waste. Curbside pick-up of waste makes it easy for residents with mixed recycling, which allows them to throw all of their acceptable recyclables into designated bins.

The Palms, 3 Bedroom Townhouse

Virtual Tour



Items over and above those provided as standard, shown in unit videos, are strictly for representational purposes.

Unit Features

- 234 sqm | 2,520 sqft
- Terraced house with a modern aesthetic
- Low maintenance rear garden with artificial grass
- Integral garage

[Find out more here](#)

Soft Package

Dinner Set

Dinner Plates	2
Mugs	2
Water Glass tumblers	2
Dinner Knives	2
Dinner Forks	2
Teaspoons	2
Tablespoons	2

Bedroom Linens

Pillows	6
Pillowcases	6
Double Duvets	3
Double Duvet Covers	3
Double Flat Sheets	3

General

Waste Bins	1
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Bathroom Linens

Bath Towel	1
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The Palms, 3 Bedroom Townhouse

Layout and Furnishing

The unit furniture items below including living, dining and bedroom furniture is provided as standard as shown in the [unit's layout](#).

Standard Unit Furniture and Equipment Provisions

1st Floor

Guest Bathroom

Mirror 1

Living Room

Sofa 2
 Coffee Table 1
 Side Table 1
 Media Cabinet 1
 Rollup Blind Set 1
 Telephone 1

Dining Room

Dining Table 1
 Dining Chairs 8
 Curtain Set 1

Downstairs Bedroom

Curtain Set 1

Downstairs Bathroom

Bathroom Mirror 1

Kitchen

Refrigerator 1
 Microwave Oven 1
 Electric Range with Oven 1
 Built-in Range Hood 1
 Built-in Dishwasher 1

Laundry Room

Clothes washer 1
 Clothes Dryer 1

2nd Floor

Master Bedroom

King Size Bed Frame 1
 King Mattress 1
 Bed Side Table 1
 Desk with Chest of Drawers 1
 Under Bed Drawers 4
 Curtain Set 1
 Telephone 1

Master Bathroom

Bathroom Mirror 1

Second Bedroom

Queen Size Bed Frame 1
 Queen Mattress 1
 Bed Side Table 1
 Desk with Chest of Drawers 1
 Under Bed Drawers 2
 Curtain Set 1

Common Bathroom

Bathroom Mirror 1

Third Bedroom

Single Size Bed Frame 2
 Single Mattresses 2
 Bed Side Table 1
 Desk with Chest of Drawers 1
 Under Bed Drawers 2
 Curtain Set 1

1

2

3

4

Unit Provisions

Helpful Information

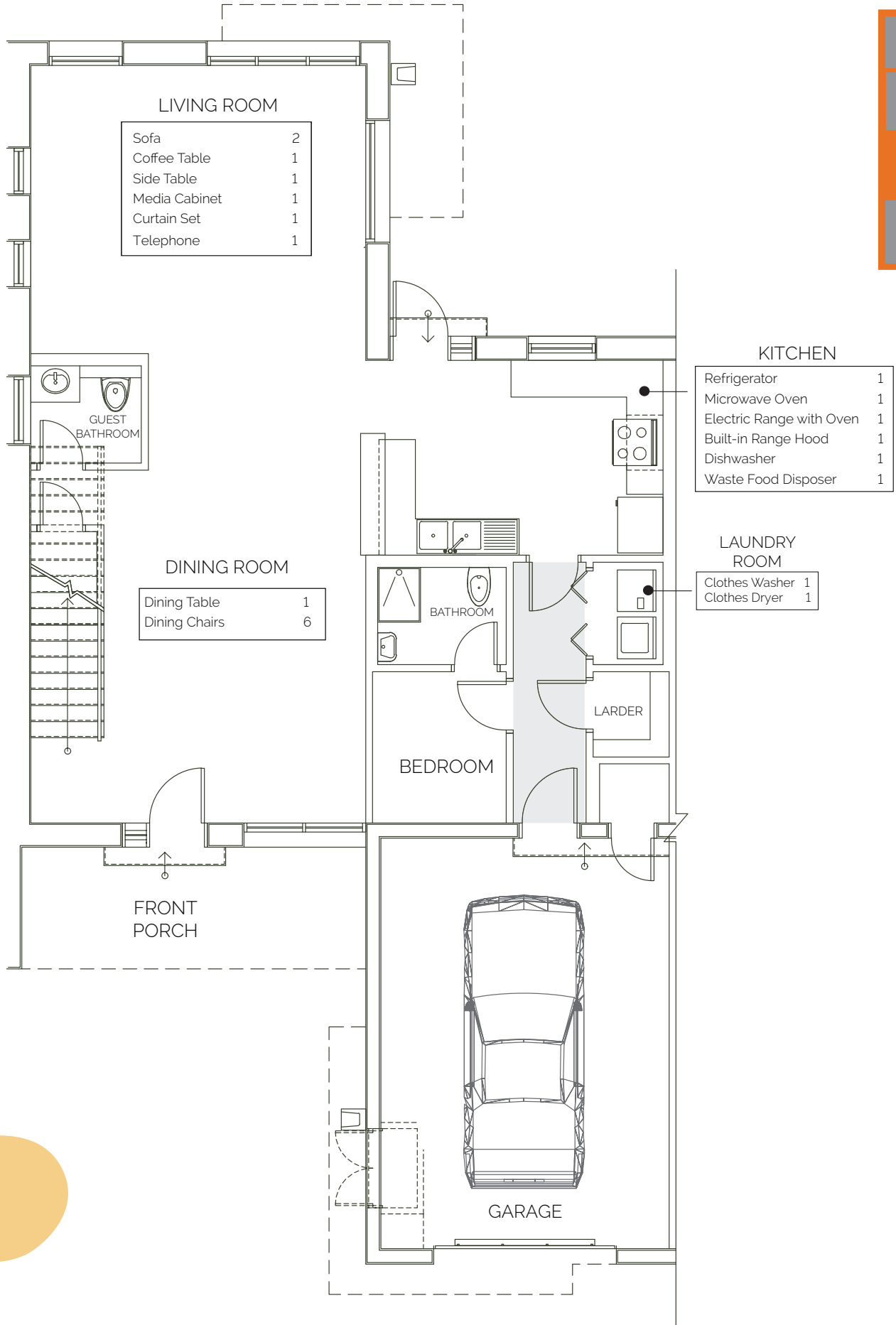
Assignment

Obligations

FAQs

The Palms, 3 Bedroom Townhouse Layout

1st Floor



1

2

3

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Introduction

Unit Provisions

Helpful Information

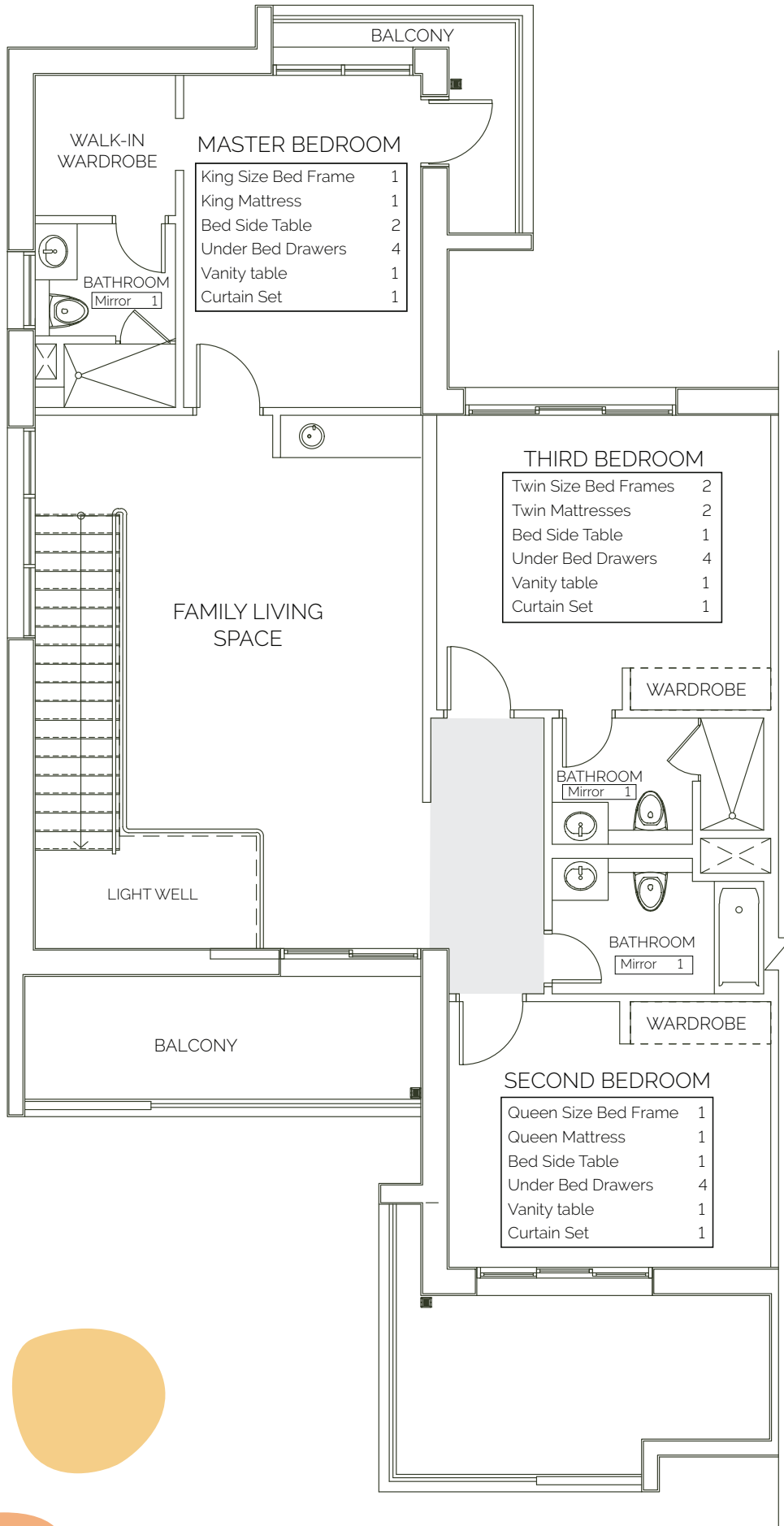
Assignment

Obligations

FAQs

The Palms, 3 Bedroom Townhouse Layout

2nd Floor



1

2

3

4

Helpful Information

Television

Content streaming services such as Netflix, Apple TV and Shahid are welcome. In KAUST's diverse community, it is appreciated that residents seek to consume the content they are most familiar with, on a device of their choice, at times that suit them best. Independently installed satellite dishes are not permitted.

Internet

Temporary routers are available to new residents for a few days until they are able to visit the IT store on campus to obtain their own. Some residents prefer to come to KAUST with their own routers purchased in their home countries.

Plugs and Sockets

The voltage of electricity distributed in residential accommodation is 220 volts. The sockets provided in this unit type are 3-pin sockets. This socket accepts plug is type G, which is the plug that has three rectangular pins in a triangular pattern.

Some adapters allow a device from one country to be plugged into the wall outlet of another country. However, they do not convert electricity. The plug of a Continental European appliance may not fit into an outlet in your unit without a plug adapter.

Checking a device's voltage listing to ensure appliances can deal with the electricity coming out of the socket is recommended. The Facilities Management electrical team is available to check items and confirm the nature of the plug required if residents are unsure.



3-pin Socket

Helpful Information

Artificial Grass



Some unit types have artificial grass in their back gardens which is appreciated for its ability to remain healthy and presentable despite its low maintenance needs. Whilst artificial grass does not require the same frequency of maintenance as live lawns, a gardening service is available for care and maintenance to support our residents' role as custodians of their back gardens. Front gardens are maintained by KAUST.

Home Insurance

All residents are independently responsible for insuring the contents of their home. KAUST Residents are able to purchase their own home insurance from local providers.

Home Improvements

Residents are welcome to make reasonable adjustments to their residential units that support or reflect their lifestyles, and create a homely environment. There is a system in place to support resident requests which offers the dual purpose of notifying the service and facilitating obtaining a quote from an entity that can offer support.

Housing Assignment

The Service provides housing in accordance with residents' eligibility, with the objective of making KAUST a great place to live and work.

Arrival

All residents are assigned a housing unit before they arrive. On arrival, residents are received by the reception and welcoming team who give them the keys to their new unit, and offer to take them through the lease agreement and terms underpinning the provision of housing at KAUST prior to signing.

Sharing

Residents initially arriving as single residents without their spouse or families, have the option to live in single-gender shared accommodation with other residents. Mixed gender sharing-units are not available.

Internal Moves

Residents may participate in a 'bidding' process to move to a new unit if their household size does not change. Changes to household size necessitates a move to a unit for which the new circumstances make them eligible.

The bidding process is based on the periodic availability of vacant units. Residents who have requested to participate in the bidding process and those eligible for a unit change are invited to take part. Once preferences are entered, a system automatically generates new assignments.

A notice of at least one month is required for a change of circumstance of a resident in sharing accommodation. This includes a spouse or family joining the resident living in shared housing, to allow for the preparation of a unit to accommodate the household.

Upgrades, Downgrades or Eligibility Changes

Following a change of circumstances and confirmation of unit availability of type required, residents are offered a unit to suit. A minimum notice of 1 month is required to allow for unit preparation.

The Accommodation Services team may notify residents, or residents can be proactive and make a request to upgrade in alignment with confirmed eligibility.

Service and Resident Obligations

Accommodation Services manages the provision of housing to all eligible KAUST residents.

The Service's commitment to KAUST residents is to provide a smooth transition into their new home, so that they settle seamlessly into the international and culturally diverse KAUST community. The welcoming, resident relations and key control teams are some of the service's teams receiving new residents. They ensure accommodation is ready for occupancy, provide lease agreements as well as provide a point of contact during their time at KAUST.

Rental Rates

The assignment of units to new residents is initially based on future occupant's eligibility, and is dependent upon type availability. Rental rates are based on the type of unit and a resident's terms of employment.

KAUST Housing Agreement

Accommodation Services appreciates all our residents reading and understanding the terms of the [KAUST Housing Agreement](#). The resident relations team is available to speak to residents if there is anything they are not sure about.

House Shares

Pet ownership and smoking are not permitted in shared housing, to be mindful of other residents sharing the unit in which a resident resides.

Pet Ownership

The maximum pet allowance at KAUST consists of two cats or dogs (or one of each) and two small indoor animals in cages, per housing unit. Pets which meet the requirements of the [Guidelines for Ownership of Pets in the Community](#), are welcome.

Before moving consider the transit process please obtain the below:

- clarity on the relevant Government laws and regulations affecting your pet the necessary approvals and/or licences
- the requirements of the pet transporter company to ensure their healthy transportation

Further information is available in the [guidance on pet ownership at KAUST](#).

Sample KAUST Housing Agreement

General

1. The resident may not transfer this Housing Agreement to anyone else.
2. Unless otherwise terminated as set forth below, this Housing Agreement is valid up to the end of the specified occupancy period and renewal is at the sole discretion of KAUST.
3. The resident will comply with all KAUST Policies and Procedures including the KAUST Code of Conduct. In case of any non-compliance, KAUST reserves the right to terminate this Housing Agreement.
4. All residents occupying a unit must be registered with Housing Services prior to occupancy. Guests or visitors in the KAUST unit must comply with the KAUST Personal Visitors Policy.
5. A Resident is not allowed to lease the unit to another person. The resident can provide house keys to a registered dependent (as per KAUST records) or the approved caretaker. In the event the key is lost or stolen the resident must report this immediately to the Housing Office to arrange for locks to be changed and the replacement of the keys.
6. The changing of locks in a unit is the sole responsibility of Housing Services. Residents are not allowed to independently change locks to their unit.
7. During temporary absence or vacation, a caretaker who is officially registered with Housing Services may be assigned and may reside in the unit for security and maintenance purposes.
8. All vehicles including cars, scooters, buggies, bicycles must not be parked in areas that are not reserved for car parking. Roads must be kept clear at all times.
9. If the unit contains a Telecommunications Equipment Room, KAUST Information Technology (IT) department reserves the right to access the unit in emergencies without prior notice.
10. Rental charges, where appropriate, will be deducted from the resident's salary on a monthly basis. If the rental deductions do not occur, the resident must inform Housing Services as early as possible to avoid any accumulated charges.
11. The resident must comply with the KAUST's Recycling Policy on all household waste.
12. It is prohibited to install satellite dishes or any external cable TV services. TV cable box services are provided via KAUST IT or the KAUST approved vendors.
13. The housing unit is intended for residential use only. Residents are not allowed to set up any in-house business-like activities in the provided residence.
14. All residents are to respect other community members and not create a disturbance to others (including playing loud music and shouting) and in shared accommodation maintain clean and tidy common areas as provided in Sharing Accommodation Guidelines. Any recurring complaints may result in corrective and / or disciplinary action for the resident.
15. Housing Services reserves the right to:
 - a) Relocate the resident on a temporary basis to a similar or smaller house type for critical operational/maintenance reasons.
 - b) Access the unit or the backyard for maintenance/inspection with prior notice.
 - c) Correct clerical errors due to any oversight in processing (for example incorrect rental charges).

Repairs and Maintenance:

16. KAUST is responsible for all maintenance and repairs of the unit prior to occupancy.
17. During occupancy, the resident is responsible for providing timely access to his/her residence for maintenance teams to perform planned, preventive and reactive maintenance activity.
18. The resident is responsible for the general upkeep of the unit interior and exterior and all assets requiring maintenance should be reported to KAUST Maintenance Services in a timely manner.
19. The resident must keep the mechanical room and external areas free of hazardous materials which could hinder access for required maintenance.
20. If the unit has a backyard it is the responsibility of the resident to maintain its upkeep. If the backyard is not properly maintained, Horticulture Services may perform the necessary work and charge the resident. Any trees and shrubs must be left where planted unless prior permission is granted by the Horticulture Services.
21. The resident cannot make any alterations to the interior, exterior or backyard areas without the express consent of KAUST Housing Services. Requests should be made through a Home Improvement Program (HIP).
22. Upon departure from KAUST and/or from the unit, the resident is required to return the unit to the Housing Department in the same condition as it was received, subject to normal wear and tear. The resident shall be responsible for the following costs, if applicable, which KAUST may claim through a deduction from the resident's salary/stipend or via an invoice.
 - Property Damage:
 - Up to 50% of the repair costs, with a maximum amount of SR 10,000, will be charged to the residents who cause accidental damage to on-campus housing or other KAUST property.
 - Up to 100% of repair costs will be charged to the residents who cause damage to on-campus housing or other KAUST property through negligence, repeated actions, willful or deliberate damage, or unauthorized alterations of KAUST property.
 - Reports of damage to KAUST property will be reviewed by the Property Damage Review Committee which will comprise of representatives from Housing, HR, HSE, Finance, and Graduate Affairs. Please refer to the Property Damaged Review Committee Charter for further information.
23. Should a resident fail to observe KAUST Health and Safety Regulations associated with their unit, the resident may be subject to disciplinary action.
24. Upon departure from KAUST and/or from the unit, the resident may not remove any fixtures, fittings or furniture which are the property of KAUST.
25. If for any reason employment or studentship is terminated this Housing Agreement will be terminated automatically and the resident must vacate the unit on or before the leave date specified by KAUST Human Resources/Graduate Affairs.
26. It is the responsibility of the resident to safeguard their personal property and independently secure adequate insurance cover for personal items.
27. In accordance with the KAUST Pet Policy only domestic pets like cats, dogs, indoor birds and fish are allowed. No pets are allowed in the apartments and sharing units. The number of cats and dogs allowed per household is limited to two (2). Please refer to the Housing Policy and Pets in the Community Guidelines for further information.
28. After giving reasonable notice to the resident, KAUST reserves the right for the Housing services to enter and inspect the premises, and may, in an emergency situation, enter without any notice.
29. In collaboration with Graduate Affairs, and with prior notice, student units are subject to ad hoc, random inspections.

Assignment / Internal move:

30. From the time a new unit is assigned and as agreed upon by all parties, the resident must vacate the existing property within seven (7) days.
31. Keys to the new unit will not be available until a move date has been confirmed by Housing Services to the resident. KAUST will not be responsible for personal items left in a unit after being vacated.
32. KAUST Material Management will assist residents in moving within the community; however the resident is responsible for packing all belongings. KAUST Material Management is not responsible for the dismantling and assembling any personal furniture or items.
33. A resident who is assigned and rejects a unit through the bidding system will be excluded from the next round of bidding.
34. A resident who fails to move within the agreed moving schedule (except in exceptional circumstances at KAUST's discretion) may be subject to additional rent charges.
35. KAUST reserves the right to correct clerical errors due to any oversight in processing (for example, inaccurate rental deductions).
36. The unit rental rate is subject to change in accordance with KAUST Housing Policy.

Frequently Asked Questions

Why do we need to sign a Housing Agreement?

Signing the Housing Agreement means you are agreeing to the terms provided within, including your responsibilities and commitments outlined.

Does my 'soft pack' include bed linens for all beds?

Bed linen including sheets, duvet and duvet cover, pillows and pillow cases are provided for arriving resident.

Can I choose the furniture that goes into my house?

Residential units are allocated furnished. Furniture not required by the resident may be returned.

What are the typical bed sizes?

There are 3 types of bed sizes provided in residential units including single size beds (200 by 120 cm), queen size beds (200 by 150 cm) and king size beds (200 by 180 cm).

How much do I pay for rent?

Rental rates are dependent on the employment status of the employed resident at KAUST. Current rental rates for KAUST residents are published within the Housing Rent Policy.

Can I ask for a smaller house than I was allocated?

KAUST housing is allocated based on employment grade and family size. Details of housing assignments for KAUST residents, are outlined in the Human Resources policy manual. If family size increases, you may be requested to move to a different house size, according to eligibility.

Single-gender sharing is available for individuals living on their own at KAUST.

Can I see the actual house I will be living in, instead of a layout or a typical house type?

The layouts of each unit type are relatively uniform, however the color scheme may differ. Videos showing the unit type are available on the Accommodation Services website. The unit is prepared prior to a new resident's arrival at KAUST, viewing of the actual unit is therefore not possible until you are taken to your unit upon arrival.

Can I choose the location of my house?

Units are allocated and prepared prior to the new resident's arrival. Preferences shared in advance may be accommodated depending upon availability.

How much does housekeeping and gardening cost?

Housekeeping and gardening services are available and charged at a nominal hourly rate to all residents. These services are arranged by the resident to suit requirement.

What types of floors do the housing units have?

All residential units have tiled floors including ceramic and / or marble tiles.

Do all house types have gardens?

The availability of a garden is dependent upon unit type and varies in size. There are however, many public open spaces within walking distance of all housing.

Can I bring my pet?

Residents may have a maximum of two cats and dogs living with them at any one time and may also keep a maximum of two small indoor or outdoor birds or hamsters in appropriately sized cages.

Residents may also keep fish in tanks appropriate for the numbers kept. Cats and dogs are not permitted in apartment buildings. Venomous or non-domesticated animals are not allowed as pets.



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