



Star Rating
Criteria
for your **SERVICED**
APARTMENTS

Standards, guidelines and property reviews explained

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Disclaimer

The information contained in this document or in any property review conducted by Star Ratings Australia made pursuant to these criteria and the standards and guidelines:

- Does not constitute a representation or warranty that your Property complies with applicable laws.
- Should not be relied on as the reason you do or do not do anything, to the full extent permitted by law, Star Ratings Australia, its shareholders, officers, directors, employees and agents will not be under any liability to any person in any respect of any loss or damage (including any consequential loss or damage) which any person may directly or indirectly suffer as a result of using or relying on any information contained in these standards and guidelines or on any property review made pursuant to.
- Where any statute implies any term in relation to any person's use of these standards and guidelines which cannot be excluded then that term is included, and the liability of Star Ratings Australia, its shareholders, directors, officers, employees and agents for breach of that term is limited to the re-supply of the relevant service to which the breach relates.

Introduction

Star Ratings are about standards – your standards, our standards and the standards expected by your guests.

They are basically a mark of quality, regardless of the number of Stars you have been awarded.

So, if you have a 1 Star Rating, your customers are assured that you have met the standards expected of a quality 1 Star property. If you have a 5 Star Rating, you have met the standards expected of a quality 5 Star property.

There's never been a better time to have an independent Star Rating.

Star Rated properties have never been more trusted

85% of Australian travellers use Stars when choosing accommodation.

Star Rated properties have never been more valued

In a time when your guests are deluged with online opinions and consumer reviews, your Star Rating immediately tells your guests that your property has been independently reviewed against quality accommodation standards.

Star Rated properties have never been more supported

Alliances with peak industry bodies will help us manage rating disputes as well as to act on consumer complaints with mystery guest services. A new 3 year property review cycle includes special allowances that recognise and reward ongoing refurbishment work.



Star Rated properties have never been so connected

93% of travellers say that their booking decision is influenced by online opinions and consumer reviews. That's why we have incorporated consumer ratings and reviews from more than 100 websites and social media platforms around the world. An annual Auto Club member travel survey will also deliver exclusive insights into Australian travel trends and decision making behaviour.

Before making an online hotel reservation, consumers visit approximately 14 different travel-related sites with about three visits per site combined with almost nine travel-related searches. Consumers often use hotel classifications as a filter mechanism, with guest reviews used to make a final selection. *UNWTO, Online Guest Reviews and Hotel Classification Systems – An Integrated Approach, October 2014*

Star Rated properties have never been more safeguarded

We are clamping down on 'self-rated' properties displaying or claiming to have 'stars' and will be aggressively protecting and defending our Australian intellectual property rights.



Allowances and Dispensations

In order to deliver a flexible, relevant and equitable ratings scheme for consumers and accommodation operators alike, a range of allowances have been made to take into account geographical locations, Local, State/Territory or Commonwealth laws, or unique property attributes.

It is the responsibility of the individual operator to produce the relevant documentation to substantiate claims for an allowance or dispensation.

The claim will be assessed and an allowance or dispensation may be extended for but not limited to the following:



- For staged property refurbishments and/or upgrades that will extend beyond 12 months.
- Where Local, State/Territory and/or Commonwealth laws, including Norfolk Island Government laws, forbid or restrict the provision of certain facilities and/or services.
- For properties located in remote, regional and/or rural Australia where broadband-wireless internet, Pay-TV, or Free-to-Air TV services are limited or restricted.
- For properties with distinct themes, unique or certified heritage attributes, and/or accredited environmental management practices that may restrict the provision of certain facilities and/or services.
- For the availability of basic services such as a reception or service desk and housekeeping services during low season.
- For Resort operations where the provision of certain facilities and/or services may not apply, or are not recognised by the relevant Standards and Guidelines.

Rating Disputes

Following extensive consultation with the Accommodation Association of Australia (AAoA), agreement was reached on a framework that strengthens industry involvement in the independent Star Rating scheme.

In particular, an independent panel of commercial accommodation sector experts will review Star Rating disputes on a quarterly basis to provide a determination of the Star Rating result following considered review of all positions.



Management

Today, the Star Ratings scheme is managed by Star Ratings Australia, a stand-alone accreditation business that is focused on producing trusted and reliable rating results for domestic and international visitors.



Star Ratings Australia is a division of The Australian Tourism Industry Council (ATIC).

The Australian Star Rating scheme has been around since the 1950s, steadily developing to offer a national ratings model. In the 1980s and 1990s, the scheme was expanded to offer ratings for different accommodation types, including hosted accommodation, serviced apartments, caravan parks and self-catering properties.

The head office is in Melbourne.

For all Star Rating enquiries:



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Consumer Complaints

We take consumer complaints seriously.

If a Star Rated property is found to be in breach of our Code of Conduct, or if a major issue is raised with any aspect of accommodation standards, then we will act immediately.

All complaints are attended to and can result in a property being assessed through 'mystery guest' services provided by the Accommodation Association of Australia (AAoA). This sees qualified specialists visiting the property incognito to substantiate a major complaint.



Standards – and how they affect your rating

Your official Star Rating is awarded according to how highly you score in three key areas of assessment:

1. Quality and Condition
2. Cleanliness
3. Facilities and Services

A percentage score is calculated for each of these three areas:

1. Quality and Condition: from Acceptable (20%) to Excellent (over 90%)



2. Cleanliness: from Good (75%) to Excellent (over 95%)



3. Facilities and Services: from Acceptable (20%) to Excellent (over 90%)



Standards – and how they affect your rating (continued)

Your score in each area will be accorded a Star Rating: **the lowest score you earn out of the three areas is the Star Rating you will receive.**

The table below shows the results for a 4 Star serviced apartments. Note how it achieves excellence for cleanliness and has a superior range of guest facilities, but is rated according to the lowest result – 4 Stars for the quality and condition of guest facilities.

Star Rating	Quality & Condition	Cleanliness	Facilities & Services
	Excellent (90–100%)	Excellent (95–100%)	Excellent (85–100%)
★	Superior (75–89%)		Superior (70–84%)
★	Very Good (65–74%)	Very Good (85–94%)	Very Good (60–69%)
★	Good (55–64%)		Good (50–59%)
★	Reasonable (45–54%)		Moderate (30–49%)
★	Moderate (35–44%)	Good (75–84%)	Acceptable (20–29%)
★	Adequate (30–34%)		
★	Satisfactory (25–29%)		
★	Acceptable (20–24%)		



What Your Guest Wants

More than 200 criteria have been ranked by Australian travellers according to what's important to them. The 'Consumer Importance Weighting Index' is a proven evaluation technique originally developed by the Sustainable Tourism CRC at Victoria University.

Each of the three key assessment areas – Facilities and Services, Cleanliness, and Quality and Condition – are applied to aspects of a property, for instance, bedrooms, bathrooms, recreational facilities, in-room facilities and so on.

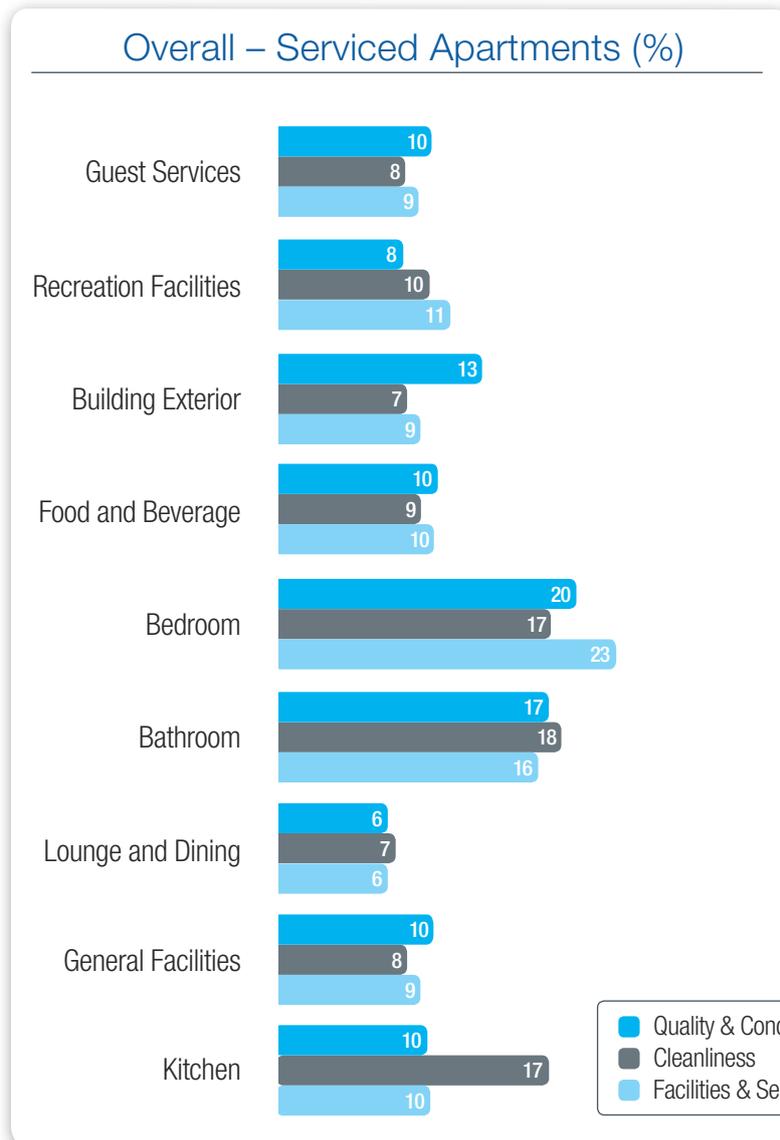
Within each of these aspects, guests have similarly placed greater and lesser value on things that make up their experience. So, within the bedroom, guests place most value on the bed/size of the mattress, followed by bedding and window coverings/privacy.

Look carefully at those things that guests value most and compare your standards across the three areas of assessment. They carry more weight in the assessment of your property and this way help you improve your chances of earning the Star Rating you expect.



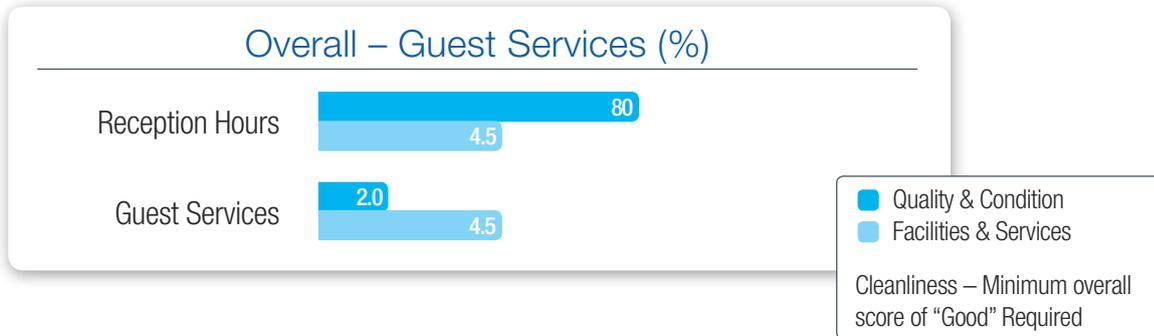
Standards and Guidelines – Serviced Apartments

Consumer Importance Weighting Index



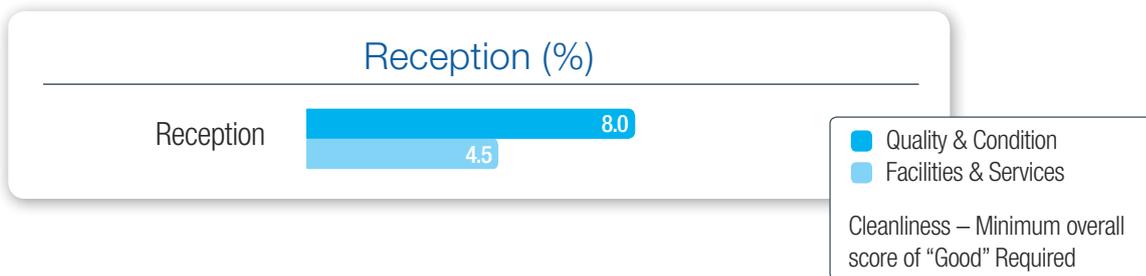
Guest Services

Consumer Importance Weighting Index



Reception

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
24 hours	6	Reception staffed 24 hours, 7 days a week.
Or – Minimum 16 hours	5	Reception staffed 16 hours plus night bell or direct phone to manager.
Or – Minimum 14 hours	4	As above – 14 hours.
Or – Minimum 12 hours	3	As above – 12 hours.
Or – Minimum 8 hours	2	As above – 8 hours.
Or – Less than 8 hours	1	As above – less than 8 hours.



Guest Services

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

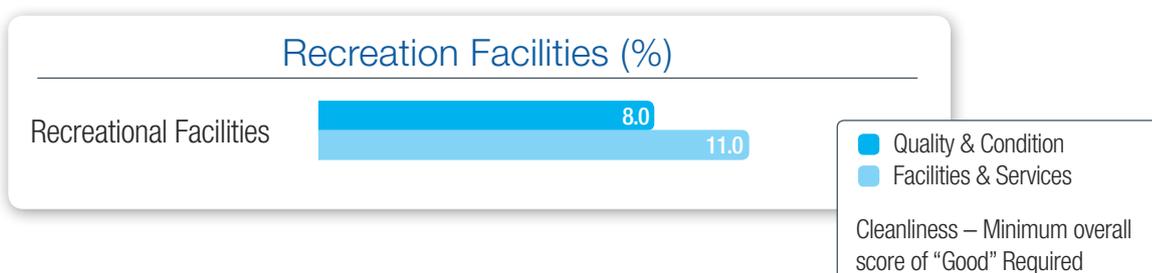
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Guest Feedback Practices	5	Policies and procedures relevant to individual property, maybe through formal online guest survey or inhouse guest forms. Properties affiliated with accommodation franchises will have their procedures and practices recognised.
Staff Induction & Training	4	Guest service induction & training relevant to individual property. Participation in recognised or accredited industry programmes or attendance at industry conferences, meetings or events. Properties affiliated with accommodation franchises will have their procedures and practices recognised.
Business Centre	3	Dedicated onsite business centre including computer, printers, internet access
Day Spa	3	Dedicated onsite spa, professionally staffed offering a variety of treatments.
Internet Kiosk	3	Computer with internet access available within the complex.
Secretarial	2	Staff available to provide secretarial services.
Concierge/Porter	3	Dedicated and staffed concierge desk.
Grocery/Pantry Service	2	In unit Grocery service, ordered through property and delivered to unit
Wireless Internet	3	Wireless internet connection available in public areas of property.
Housekeeping 24 hours Inclusive	5	Housekeeping services available 24 hours, 7 days and included in the rate.
Or – Housekeeping <24 hours Inclusive	4	Housekeeping services available less than 24 hours for 7 days, or less than 7 days and included in the rate.
Or – Housekeeping Fee-Based	3	Housekeeping services available upon request and fee-based.
Other	2	Maximum 1 ‘other’ guest service to apply.



Recreation Facilities

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

Facility Guidelines:

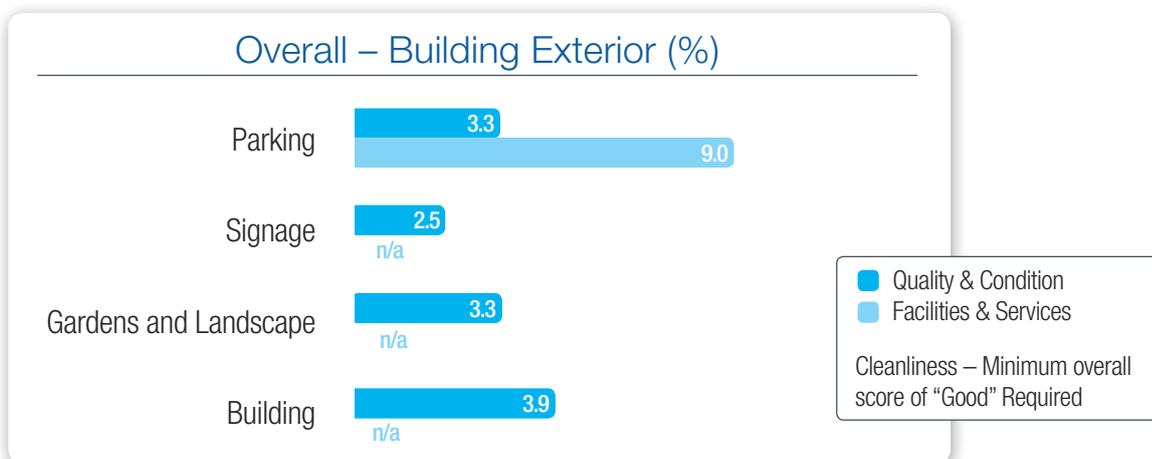
A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Large Swimming Pool	4	Minimum size 15m x 5m or 75sqm.
Or – Medium Swimming Pool	3	Minimum size of 10m x 4m or 40sqm.
Or – Small Swimming Pool	2	Less than 10m x 4m or 40sqm but greater than 24sqm.
Indoor Pool	2	Heated indoor pool within the complex.
Pool Towels	1	Pool towels available in unit/pool area/reception.
Sauna	2	Available to guests within the complex.
Steam Room	2	Available to guests, within the complex.
Spa/Hot Tub	2	Available to guests, within the complex.
Tennis Court	2	Available to guests, within the complex.
Or – Half Court Tennis	1	Available to guests, within the complex.
Gym	2	Minimum of 3 separate pieces of equipment – on site.
Gym Towels	1	Gym towels available in-room/gym area/reception.
Playground	2	Minimum three (3) separate child play facilities/equipment, on site.
BBQ	2	BBQ provided at each unit.
Or – Communal BBQ	1	BBQ available to all guests.
Other	2	Maximum 1 'other' recreational facility to apply.



Building Exterior

Consumer Importance Weighting Index



Parking

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

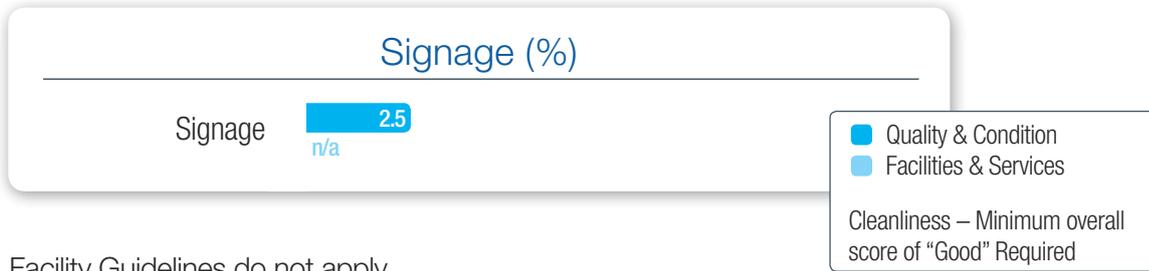
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Valet Parking	5	Dedicated valet parking.
Or – Sufficient Onsite Parking	4	Onsite parking to all rooms. Allowance is given for properties located within 5km of city – providing space for 25% of rooms.
Or – Dedicated Off-site Parking	3	Conveniently located off-site parking – vouchers provided.
Secure Car Parking	2	Parking accessible via key, intercom, or electronic card provided onsite.
Covered Parking	3	Under cover parking provided on site for all rooms, city allowance applies.
Weather Protection	2	Under cover access to reception providing guests with protection from the weather elements. Access for check in from underground parking acceptable, if lift provided.
External Video Surveillance	3	Video surveillance of car parking area, external common areas.



Signage

Consumer Importance Weighting Index



Facility Guidelines do not apply.
Condition scores apply in lieu of Quality Guidelines.

Gardens and Landscape

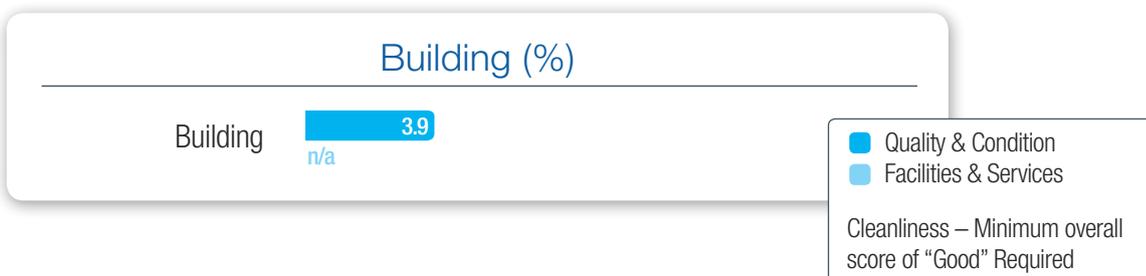
Consumer Importance Weighting Index



Facility Guidelines do not apply.
Condition scores apply in lieu of Quality Guidelines.

Building

Consumer Importance Weighting Index

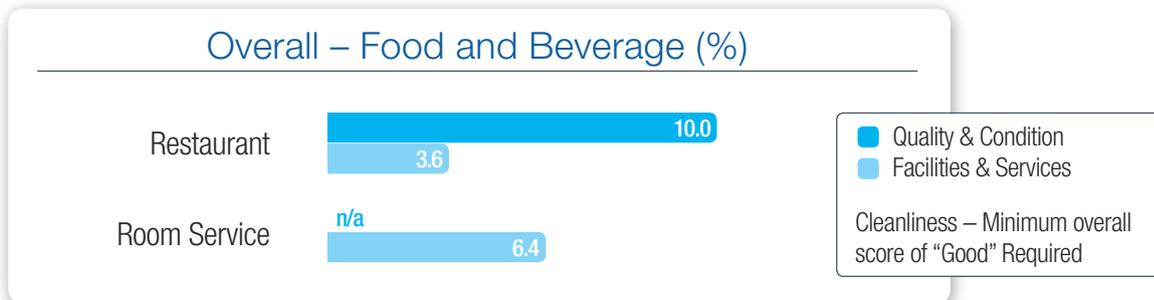


Facility Guidelines do not apply.
Condition scores apply in lieu of Quality Guidelines.



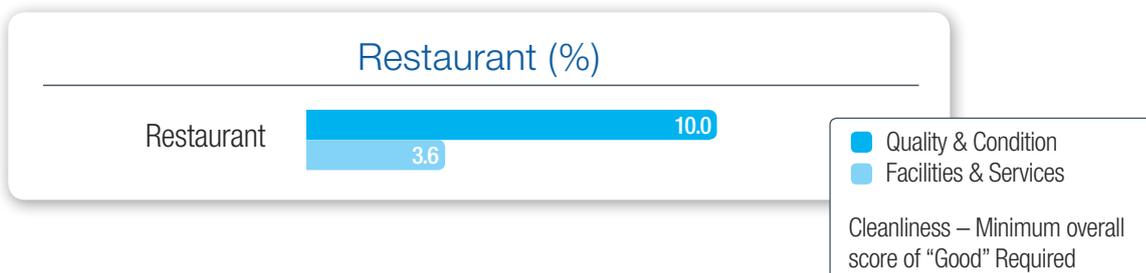
Food and Beverage

Consumer Importance Weighting Index



Restaurant

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

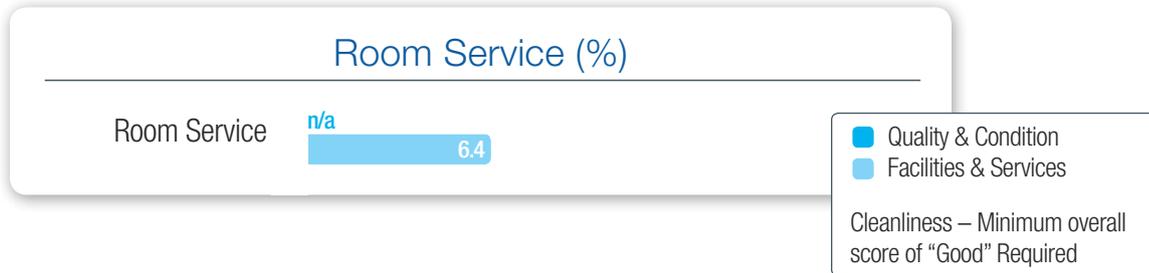
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Restaurant/Cafe	5	7 days – 3 meals. Provided onsite or adjacent to property (charge back to apply).
Or – Restaurant/Cafe	4	As above 7 days – 2 meals.
Or – Restaurant/Cafe	3	As above 7 days – 1 meal.
Or – Restaurant/Cafe	2	As above 5 days – 1 meal.



Room Service

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

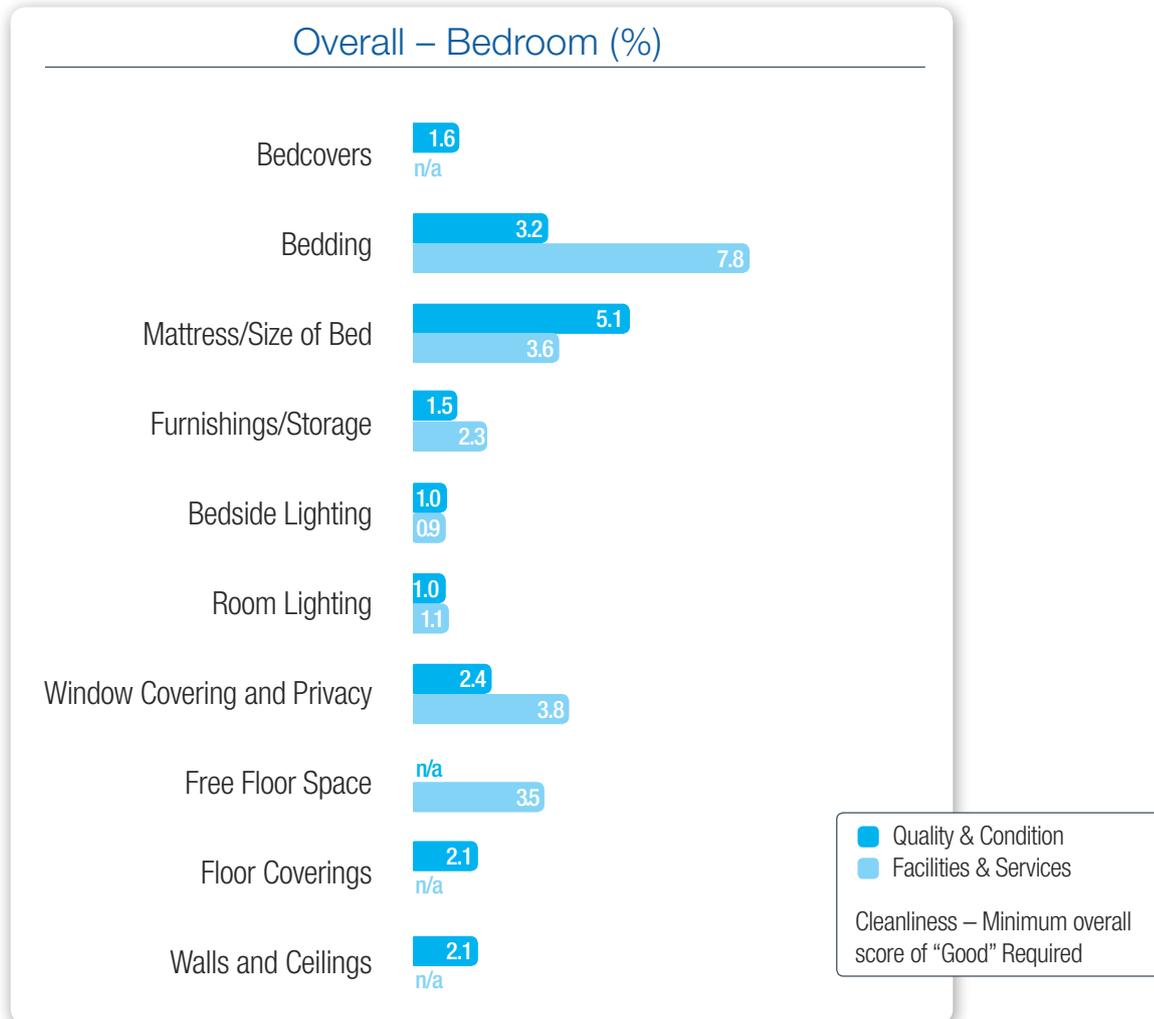
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
3 Meals & 7 days	4	3 meals provided by property to rooms – 7 days.
Or – 2 Meals & 7 days	3	3 meals provided by property to rooms – 7 days.
Or – 1 Meal & 7 days	2	3 meals provided by property to rooms – 7 days.
24hr Room Service	3	24 hour provision of beverages, snacks and ice. Menu in unit.
Or – 12hr Room Service	2	As above – minimum 12 hours.
Or – In-house Kiosk	1	Beverages and snacks available from kiosk located within the complex available minimum of 12 hours
External Supply of Room Service	3	Charge back, voucher and/or payment on delivery – 7 days and 3 meals from external food outlets.
Full Mini Bar	3	Selection of alcoholic and non-alcoholic beverages plus light snacks eg peanuts, chips, chocolates. Mini Bar price list to be in unit.
Or – Limited Mini Bar	2	Selection of non alcoholic and/or alcoholic drinks.
Or – Vending Machine/Smart Bar	1	Vending machine/smart bar available 24 hours.



Bedroom

Consumer Importance Weighting Index



Bedcovers

Consumer Importance Weighting Index



Quality Guidelines:

This area includes: the bed cover: bedspread; decorative sheet; quilt cover; decorative pillows/throws; bed base covering (not necessarily required in full bedspread provided). The durability of commercial products is recognised, however these may not always meet guest’s expectations for the luxury market eg down quilts.

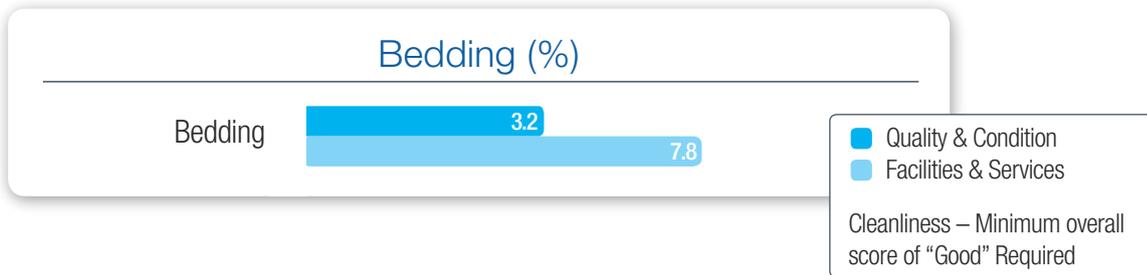
Satisfactory	Moderate	Good	Very Good	Excellent
Bed Spread				
<ul style="list-style-type: none"> basic throw over, single layer of fabric 	<ul style="list-style-type: none"> standard quilted reversible throw over 	<ul style="list-style-type: none"> quilted, eg channelled; or throw over eg jacquard 	<ul style="list-style-type: none"> quilted tailored– high quality fabric such as silk blend, high thread count poly cotton mix; or throw over eg Matelassé 	<ul style="list-style-type: none"> quilted custom designed, quality luxury fabric such as silk, high thread count fine cotto
Top Sheet or Doona Cover and Display Pillow				
<ul style="list-style-type: none"> fabric: polyester; polyester/ cotton mix with cotton component less than 50% thread count: 120-180 weight: approx. 110gsm 	<ul style="list-style-type: none"> fabric: poly cotton with cotton component less than 50% thread count: 120-180 weight: approx. 125 gsm 	<ul style="list-style-type: none"> fabric: polyester/ cotton with cotton component equal to or greater than 50%, may have jacquard pattern thread count: 180-240 weight: approx. 165 gsm professionally pressed 	<ul style="list-style-type: none"> fabric: polyester/ cotton with cotton component equal to or greater than 75%; may have jacquard pattern thread count: 250 plus weight: approx 170gsm professionally pressed 	<ul style="list-style-type: none"> fabric: high quality luxury fabric such as 100% cotton. May have jacquard pattern thread count: 330 plus weight: 175-190 gsm professionally pressed
Valance				
<ul style="list-style-type: none"> uncovered base or basic synthetic ‘gathered’ style no co-ordination of style or design 	<ul style="list-style-type: none"> poly cotton limited co-ordination of style or design 	<ul style="list-style-type: none"> fitted tailored; factory upholstered co-ordinated style and design elements 	<ul style="list-style-type: none"> fitted of quality heavy fabric or lined, maybe quilted custom designed and co-ordinated with room style 	<ul style="list-style-type: none"> custom designed – high quality luxury fabric such as silk, maybe quilted custom designed with obvious use of elements and principles of design

Facility Guidelines do not apply.



Bedding

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the quilt/blankets, sheets, pillowcases, mattress & pillow protectors & pillows. The durability of commercial products is recognised, however these may not always meet guest's expectations for the luxury market eg down quilts.

Satisfactory	Moderate	Good	Very Good	Excellent
Quilt				
<ul style="list-style-type: none"> fill – synthetic 	<ul style="list-style-type: none"> fill – synthetic/cotton mix 	<ul style="list-style-type: none"> fill – microfiber blend; feather 	<ul style="list-style-type: none"> fill – microfiber blend, minimum 350gsm; feather and down 	<ul style="list-style-type: none"> fill – goose or duck down – minimum 90% down; or wool
Doona Cover				
<ul style="list-style-type: none"> outer fabric: spun or non woven fabric 	<ul style="list-style-type: none"> outer fabric: synthetic/cotton mix woven fabric 	<ul style="list-style-type: none"> outer fabric: cotton/poly 	<ul style="list-style-type: none"> outer fabric: – japara cotton 	<ul style="list-style-type: none"> outer fabric: down proof japara
or Blankets				
<ul style="list-style-type: none"> synthetic eg acrylic, polyester 	<ul style="list-style-type: none"> cotton mix acrylic, polyester fleece (min 370gsm), velour 	<ul style="list-style-type: none"> cotton blends, wool blends, polyester fleece (min 400gsm) 	<ul style="list-style-type: none"> cotton, wool 	<ul style="list-style-type: none"> wool; cashmere; fine cotton
Sheets and Pillowcases				
<ul style="list-style-type: none"> fabrics: polyester; polyester/cotton with cotton component less than 50% thread count: approx. 120-170 weight: approx. 110gsm creased/pillowcases unpressed 	<ul style="list-style-type: none"> fabrics: polyester/cotton with cotton component less than 50% thread count: 120-170 weight: approx. 125 gsm creaseless, pressed pillowcases 	<ul style="list-style-type: none"> fabrics: poly/cotton with cotton component equal to or greater than 50% thread count: approx. 180 weight: approx. 165 gsm professionally laundered 	<ul style="list-style-type: none"> fabrics: polyester/cotton with cotton component equal to or greater than 75% thread count: approx. 250 weight: approx. 155gsm professionally laundered/creaseless pillow case – header, decorative enhancement such as cuffed and twin stitching; or self flange 	<ul style="list-style-type: none"> fabrics: 100% cotton; 100% linen thread count: approx. 320 weight: approx 145 -155 gsm professionally laundered/pressed decorative header such as hem stitched, piping, pillowcases may be finished with self flange



Bedding (continued)

Satisfactory	Moderate	Good	Very Good	Excellent
Mattress/Pillow Protectors – may have moisture proof backing				
<ul style="list-style-type: none"> • synthetic or bonded fabric eg polypropylene • mattress protector with elastic anchor straps • pillow protector envelope style or zip closure 	<ul style="list-style-type: none"> • synthetic fabric • mattress protector with elastic anchor straps • pillow protector, envelope style or zip closure 	<ul style="list-style-type: none"> • quilted cotton/ poly cotton protectors • mattress protector with elastic straps • pillow protector quilted cotton/ blend, envelope slip cover 	<ul style="list-style-type: none"> • quilted cotton/ poly cotton protectors • mattress protector with elastic straps/ fitted sheet style • pillow protector quilted cotton envelope slip cover 	<ul style="list-style-type: none"> • mattress protectors thickly quilted, cotton • mattress protector fitted sheet style or elastic straps • pillow protector quilted tightly woven cotton, may have zipped closure
Pillows				
<ul style="list-style-type: none"> • fill – polyester • cover – bonded fabric eg polypropylene 	<ul style="list-style-type: none"> • fill – polyester/ microfibre mix • cover woven synthetic fabric eg polyester 	<ul style="list-style-type: none"> • fill – microfibre blend, feather • cover – woven fabric eg cotton or cotton/ synthetic mix 	<ul style="list-style-type: none"> • fill – microfiber fill • weight: >/= 900grams (standard size pillow), feather & down; • cover – woven fabric japara cotton • memory foam 	<ul style="list-style-type: none"> • fill – down; feather & down–min 85% down, may have core weight: equal to or greater than 900grams (standard size pillow); • cover – down proof 100% japara cotton • latex • king size pillow – approx. 50x90cm, min weight: 1200 grams of microfiber blend (min of 80% microfiber)

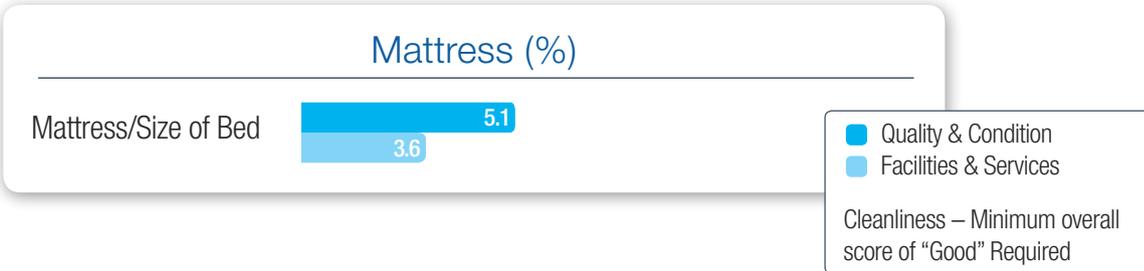
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Mattress Protector	3	All mattresses to have protective cover – may/may not have stain/waterproof barrier.
Pillow Protector	3	All pillows have protective cover.
Spare Blankets/ Quilts	2	Additional blanket/quilt provided for each bed – available in room or from 24 hour housekeeping.



Mattress

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the mattress (and topper if provided).

Satisfactory	Moderate	Good	Very Good	Excellent
Mattress				
<ul style="list-style-type: none"> 100mm (approx) foam block or <ul style="list-style-type: none"> standard bonnell coil with no comfort layers <ul style="list-style-type: none"> ticking (fabric) cotton 	<ul style="list-style-type: none"> 200mm (approx) high density foam block or <ul style="list-style-type: none"> standard bonnell coil with minimum 2 comfort layers <ul style="list-style-type: none"> ticking (fabric) – cotton twill. 	<ul style="list-style-type: none"> standard bonnell coil with minimum of 3 comfort layers or <ul style="list-style-type: none"> standard pocket coil with minimum of 3 comfort layers <ul style="list-style-type: none"> ticking (fabric) – cotton chintz 	<ul style="list-style-type: none"> coil innerspring with minimum 4 comfort layers or <ul style="list-style-type: none"> pocket spring, with minimum 4 comfort layers <ul style="list-style-type: none"> ticking (fabric) – damask 	<ul style="list-style-type: none"> high technology pocket spring, with deep comfort layers (min 5) or <ul style="list-style-type: none"> high technology coil innerspring with deep comfort layers (min 5) or <ul style="list-style-type: none"> latex with gel top layer <ul style="list-style-type: none"> ticking (fabric) – knit
Topper				
<ul style="list-style-type: none"> no topper 	<ul style="list-style-type: none"> separate mattress topper -polyester fill. 	<ul style="list-style-type: none"> separate mattress topper – microfibre/ polyester fill. 	<ul style="list-style-type: none"> separate mattress topper – microfibre blend fill, minimum 950 gsm fill or feather and down fill – less than 40% down 	<ul style="list-style-type: none"> separate mattress topper – down/feather – (minimum 40% down) fill or latex



Mattress (continued)

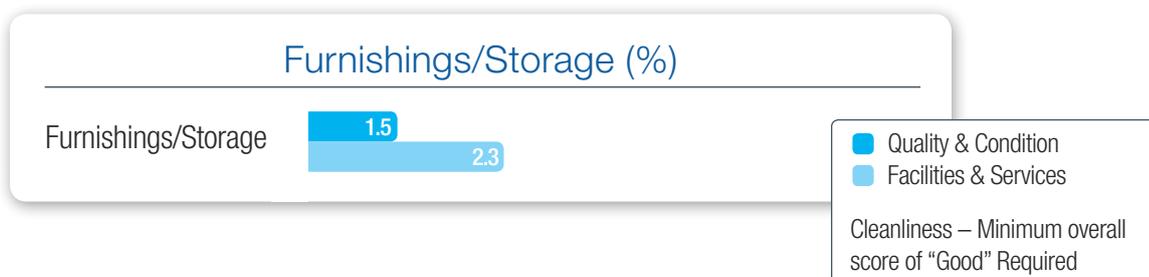
Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
King Size	6	A King Size Bed will measure 2030mm x 1830mm or split king or 2 x king singles
Or – Queen Size	5	Minimum 2030mm x 1530mm
Or – Standard Double	3	Minimum 1900mm x 1370mm
Or – Standard Single/Twin	3	Minimum 1800mm x 920mm
King Size	6	As above.
Or – Queen Size	5	As above.
Or – Standard Double/Single	3	As above or 2 x full size single beds.
Or Bunk	3	Purpose designed ladder and safety barrier.

Furnishings/Storage

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the clothes storage i.e. wardrobe(s), drawers, shelving, dressing table, handles/knobs, bedside tables/shelves, bedheads and mirrors. These Guidelines are typical indicators that may include, but not limited to the following:



Furnishings/Storage (continued)

Satisfactory	Moderate	Good	Very Good	Excellent
Furnishings/Storage				
<ul style="list-style-type: none"> material eg aged/ dated melamine/ laminates/timber MDF,PVC aged laminate tops mirror – unframed, unpolished edge basic wardrobe doors, painted chipboard no backing, no runners, staples aged plastic handles clothes storage and furnishings no co-ordination of style or design 	<ul style="list-style-type: none"> materials eg melamine, imitation timber veneers, laminates basic laminate tops mirror – basic plastic frame wardrobe doors aged/ dated melamine/ laminates drawer runners, glued joins plastic handles clothes storage and furnishings limited co-ordination of style or design 	<ul style="list-style-type: none"> materials eg timber plywood, melamine, timber veneers, laminates glass tops eg with unpolished edges, laminates mirror – powder coated framew aluminium/ powder coated framed, mirrored wardrobe doors, melamine/ laminate backed, drawer runners, screws metal, timber handles clothes storage and furnishings co-ordinated style/design elements 	<ul style="list-style-type: none"> materials eg designer timber veneers glass tops eg with polished edges reconstituted stone, timber mirror – bevelled, polished edge frameless mirrored wardrobe doors, timber/timber veneer concealed hardware, interior illumination brass, stainless steel handles clothes storage and furnishings custom design and co-ordinated with overall room style/theme 	<ul style="list-style-type: none"> materials eg solid timbers marble, stone top, solid timber mirror – custom designed wardrobe doors: bevelled edge frameless mirrored door; solid timber concealed hardware, automated interior illumination. custom designed handles/openers clothes storage and furnishings co-ordinated with obvious use of elements and principles of design

Facility Guidelines:

All measurements will be taken from within any frames and a tolerance of 20mm may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Bedside Table/Shelf – All	3	Bedside table/shelf provided adjacent to all permanent sleeping positions (except upper bunk).
Or – Less Than All	2	As above – to minimum of 50%.
Bedside Table/Shelf – Adequate Size	2	Minimum space 900sqmm for each permanent sleeping position.
Clock Radio/Alarm/Docking Station – All	3	Provided in all bedrooms (may be part of television)
Or – Clock Radio/Alarm/Docking Station – Some	2	As above – 50% or more bedrooms.



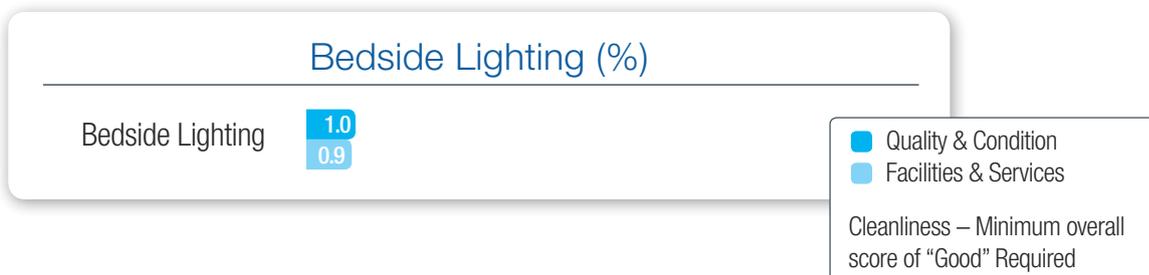
Furnishings/Storage (continued)

Standard	Maximum Rank/Value	Guideline
Bedside Table/Shelf – All	3	Bedside table/shelf provided adjacent to all permanent sleeping positions (except upper bunk).
Or – Less Than All	2	As above – to minimum of 50%.
Bedside Table/Shelf – Adequate Size	2	Minimum space 900sqmm for each permanent sleeping position.
Clock Radio/Alarm/Docking Station – All	3	Provided in all bedrooms (may be part of television)
Or – Clock Radio/Alarm/Docking Station – Some	2	As above – 50% or more bedrooms.
Full Length Mirror	3	Minimum 1200mm(H) x 400mm(W) (minimum height of 1800mm from floor to upper edge of mirror).
Or – Medium Mirror	2	Minimum 600mm(H) x 350mm(W).
Or – Small Mirror	1	Less than 600mm(H) x 350mm(W).
Mirror – All	2	Mirror provided in all bedrooms.
Wardrobe/Purpose Built Hanging Space – All	3	Wardrobe or purpose built hanging space in each bedroom.
Or – Less Than All	2	As above – to less than all bedrooms.
Screened From Room	2	Doors or walk in robe.
Spacious Wardrobe	2	Minimum of free hanging space – 1550mm(H) x 750mm(W) x 550mm(D).
Or – Adequate Wardrobe	1	Minimum of free hanging space – 1400mm(H) x 450mm(W) x 450mm(D).
Sufficient Clothes Hangers	2	Minimum 3 clothes hangers per sleeping position.
Clamp Hanger Provided	2	Minimum 1 clamp hanger per wardrobe.
Sufficient Drawers or Enclosed Shelf Space	2	Minimum 400mm(W) x 300mm(D) x 100mm(H) for each permanent sleeping position.
Or – Sufficient Shelf Space	1	As above – shelf space not enclosed.
Defined Luggage Rack – All	2	Fixed or portable luggage rack in each bedroom.
Or – Less Than All	1	As above – less than all bedrooms.



Bedside Lighting

Consumer Importance Weighting Index



Quality Guidelines:

This area includes bedside light fittings which may be wall hung, ceiling or lamps. This does not include the illumination as this is a standard. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Bedside Lighting				
<ul style="list-style-type: none"> dated pelmet, fluorescent lighting small ineffective bedside lamps power cords exposed lack of coordination of style or design 	<ul style="list-style-type: none"> fluorescent lighting basic light-weight lamp base with basic shade, touch lights power cords exposed limited coordination of style or design 	<ul style="list-style-type: none"> standard down-painted white fitting or wall mounted lights weighted bedside lamp, may have directional head attempts to conceal power leads co-ordinated style/design elements 	<ul style="list-style-type: none"> custom design down lights – one piece recessed downlight, round chrome fitting custom made bedside lamps, weighted base power cords concealed custom design and co-ordinated with overall room style/theme 	<ul style="list-style-type: none"> architectural design down lights – one piece unit down light specifically designed and manufactured for the purpose or application optional lighting illumination designer bedside lamps with solid construction power cords concealed co-ordinated with obvious use of elements and principles of design

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Bedside Lighting – All	3	Bedside lighting to all permanent sleeping positions.
Or – Less Than All	2	As above to minimum 50% of permanent sleeping positions.
Individual Switches	2	Separate switches that operate individual lights/lamps to all permanent sleeping positions.



Room Lighting

Consumer Importance Weighting Index



Quality Guidelines:

This area includes all bedroom (except bedside) light fittings and switches. This does not include the illumination, as this is a standard. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Room Lighting				
<ul style="list-style-type: none"> exposed globes or fluorescent tubes dated light fixtures and fittings lack of coordination of style or design 	<ul style="list-style-type: none"> fluorescent lighting diffuser panels basic oyster lighting limited coordination of style or design 	<ul style="list-style-type: none"> standard down lights – painted white fitting oyster fittings coordinated style/design elements 	<ul style="list-style-type: none"> custom design down lights – one piece recessed downlight, round chrome fitting optional lighting illumination custom light shades may be sensor lighting with manual override coordinated with overall room style/theme 	<ul style="list-style-type: none"> architectural design down lights – one piece unit down light specifically designed and manufactured for the purpose or application optional lighting illumination designer light fittings, may have electronic control management system, digital touch pads coordinated with obvious use of elements and principles of design

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Sufficient Lighting	3	Effective lighting to all functional areas of bedroom.
Spare Power Point(s)	2	Spare power point/s provided in each room – double adaptors and power boards (without individual switches) are not acceptable.



Window Coverings and Privacy

Consumer Importance Weighting Index



Quality Guidelines:

Area includes blinds, curtains, drapes, window trims (including pelmets). These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Window Coverings				
<ul style="list-style-type: none"> • curtain fabric unlined or without bonded backing • no sheers • aged venetians • aged roller blinds • exposed tracking/ conduit rod • lack of coordination of style or design 	<ul style="list-style-type: none"> • curtain fabric with bonded backing • sheer curtains with little or no ‘fullness’ • plastic venetians • plastic roller blinds, vertical blinds • budget roman or budget fabric panels • exposed tracking • limited coordination of style or design 	<ul style="list-style-type: none"> • curtains fabric self lined with bonded rubber backing • standard sheer curtains • imitation timber venetians/ shutters • ‘woven’ plastic roller blinds • standard roman blinds or standard fabric panels • tracking exposed, designer rods • coordinated style/design elements 	<ul style="list-style-type: none"> • thick quality drapes with separate insulated lining • sheers with generous ‘fullness’ • contemporary timber venetians/ shutters • woven fibreglass, channelled roller blinds • roman blinds or designer fabric panels • bulkheads, pelmets concealed tracking • custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> • thick quality drapes with generous fullness with separate lining and separate insulated backing – may be motorised • quality sheers with generous ‘fullness’ may be motorised • quality timber venetians/shutters • custom designed/ made roman blinds – motorised • bulkheads, pelmets and/or other design elements concealing tracking/hardware • coordinated with obvious use of elements and principles of design



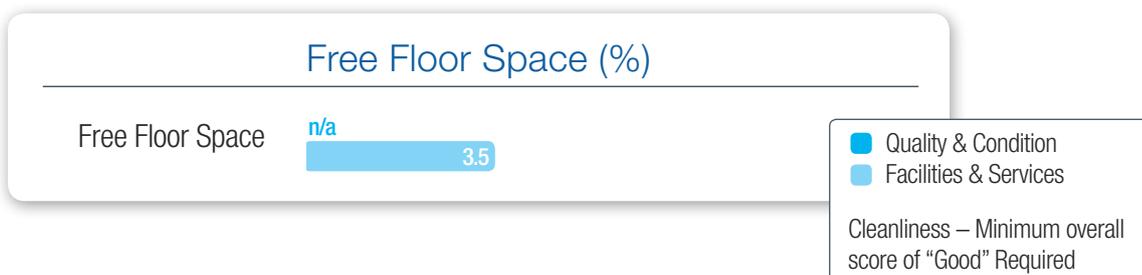
Window Coverings and Privacy (continued)

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Adequate Day Privacy	6	Bedroom window screening – (eg sheer curtain, blinds, window tinting) allows in-room guest to see 'out' and gives privacy from external.
Adequate Night Privacy	6	All windows/glass sliding doors fitted with covering for total privacy.
Insect Screens	2	Fine mesh screening on all windows/sliding doors.

Free Floor Space

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply for these Standards.

Facility Guidelines:

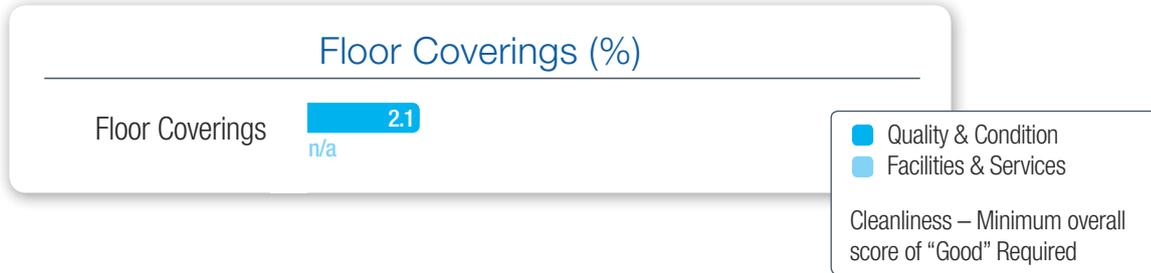
Areas within the bedroom that are less than 500mm will not be considered as part of the overall floor space. Entrances will be included as part of overall floor space. A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Spacious Area	4	Minimum 12sqm or greater of free floor space.
Or – Adequate Area	3	Minimum 9sqm or greater of free floor space.
Or – Small Area	1	Minimum of 6sqm or greater of free floor space.
Separate Bedrooms – All	3	All bedrooms separate to lounge/dining area with doors.



Floor Coverings

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Floor Coverings				
<ul style="list-style-type: none"> poly propylene carpet, low density dated vinyl sheeting dated tiles, low grade carpet tiles lack of coordination of style or design 	<ul style="list-style-type: none"> nylon carpet, low density basic vinyl basic tiles limited coordination of style or design 	<ul style="list-style-type: none"> medium density synthetic/mix carpet standard solution dyed nylon carpet laminated timber floor/plank vinyl, carpet tiles, polished timber floors eg cypress pine, bamboo standard vinyls standard tiles coordinated style/design elements 	<ul style="list-style-type: none"> high density wool mix carpet eg 80/20 high density solution dyed nylon carpet polished solid hardwood timber floors eg brushbox designer vinyl contemporary tiles coordinated with obvious use of elements and principles of design 	<ul style="list-style-type: none"> high density pure wool carpet, thickness of pile polished solid hardwood quality timber floors eg jarrah tiles eg natural stone, marble, limestone, reconstituted stone custom design and coordinated with overall room style/theme

Facility Guidelines do not apply.



Walls and Ceilings

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include wall/ceiling finish, skirting, doors, architraves and door handles. These Guidelines are typical indicators that may include, but are not limited to, the following:

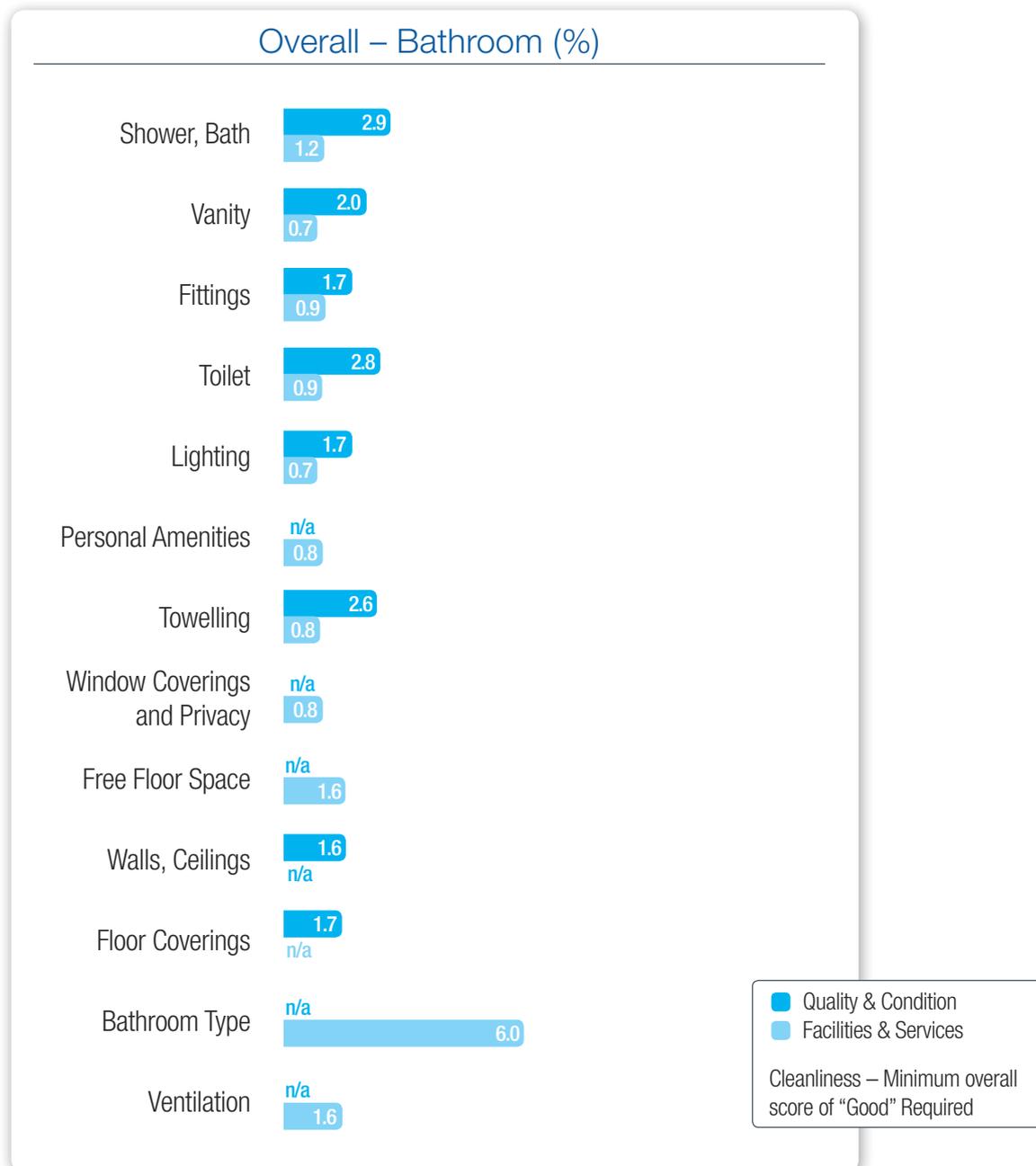
Satisfactory	Moderate	Good	Very Good	Excellent
Walls and Ceilings				
<ul style="list-style-type: none"> dated plain brick or concrete block walls panelled walls/ceilings with visible joins quad trim used for skirtings/cornice no use of colour to create theme/harmony lack of decorative enhancements 	<ul style="list-style-type: none"> exposed plain brick or concrete block walls panelled walls/ceilings with visible joins basic narrow skirting/cornice little use of colour to create theme/harmony basic decorative enhancements 	<ul style="list-style-type: none"> painted brick walls plaster walls/ceilings plain skirting/cornice with no decorative enhancement colour has been used to create a theme/harmony use of decorative enhancements 	<ul style="list-style-type: none"> feature brick walls plaster walls/ceilings decorative skirting/cornice, square set corners colour has been used to create coordinated theme/harmony use of decorative enhancements 	<ul style="list-style-type: none"> plaster walls/ceilings, architecturally designed polished plaster walls decorative skirting/cornice of generous proportions fully coordinated and/or customised design to match overall room style decorative enhancements such as commissioned artwork

Facility guidelines do not apply.



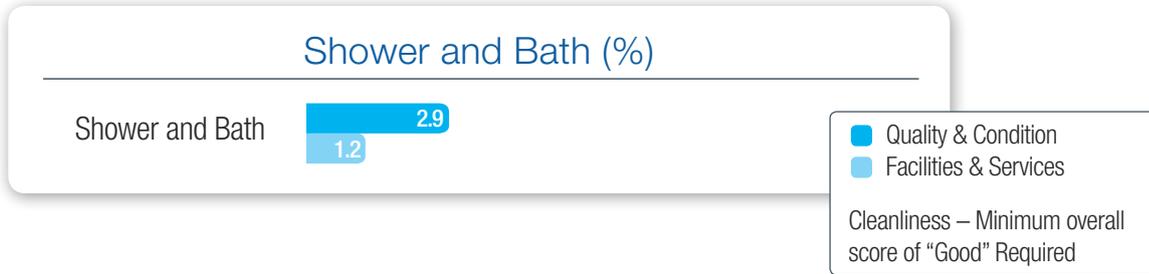
Bathroom

Consumer Importance Weighting Index



Shower and Bath

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the bath (does not include bath surrounds), shower floor/grate, shower walls, shower screen. Quality Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Bath				
<ul style="list-style-type: none"> plastic bath 	<ul style="list-style-type: none"> basic acrylic bath 	<ul style="list-style-type: none"> standard design acrylic, enamel bath 	<ul style="list-style-type: none"> contemporary baths – acrylic, reconstituted stone 	<ul style="list-style-type: none"> designer baths – stone, steel with porcelain finish
Shower				
<ul style="list-style-type: none"> walls: dated tiles; ‘aged’ moulded plastic/fibreglass; panelling with visible joins base: dated tiles; ‘aged’ moulded plastic/fibreglass screen: lightweight plastic curtain; aged shower screen grate: plastic lack of coordination of style or design 	<ul style="list-style-type: none"> walls: budget tiles; moulded fibreglass; panelling with visible joins base: budget tiles; moulded fibreglass screen: shower curtain, segmented glass sliding doors grate: plastic/chrome shower limited coordination of style or design 	<ul style="list-style-type: none"> walls: standard tiles, designer moulded fibreglass; panelling, no visible joins base: standard tiles, moulded fibreglass screen: framed shower screen or designer curtain grate: chrome coordinated style/design elements 	<ul style="list-style-type: none"> walls: contemporary tiles; reconstituted stone; fully tiled; base: hobless; contemporary tiles; reconstituted stone; designer moulded base screen: semi frameless glass shower screen grate: designer steel shower; tile insert grate custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> walls: stone; fully tiled base: hobless; stone screen: frameless glass grate: designer steel shower coordinated with obvious use of elements and principles of design



Shower and Bath (continued)

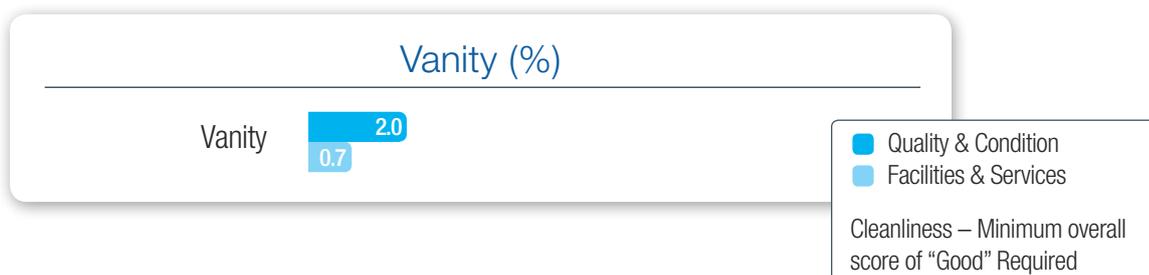
Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Separate Shower and Full Size Bath	5	Separate full size bath (minimum of 1300mm x 600 mm) plus shower recess.
Or – Shower Over Bath	4	Shower over full size bath/spa bath.
Or – Shower Recess	3	Shower recess only.
Large Shower	5	Minimum 1800mm (length plus width).
Or – Adequate Shower	4	Minimum 1500mm (length plus width).
Spa Bath or Plunge Bath	2	Spa bath or plunge bath.
Height of Shower Head/Rose	2	Minimum 1900mm – adjustable arm acceptable to meet dimension.
Soap Holder	2	Dedicated soap holder or mounted soap dispenser.
Toiletries Holder	2	Dedicated shelf/space for guest toiletries.

Vanity

Consumer Importance Weighting Index



Vanity (continued)

Quality Guidelines:

Area includes: the hand basin, plugs, bench/shelf space, drawers including handles. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Handbasin				
<ul style="list-style-type: none"> dated design plastic, aged polymarble 	<ul style="list-style-type: none"> basic design moulded acrylic 	<ul style="list-style-type: none"> standard design polymarble, acrylic 	<ul style="list-style-type: none"> contemporary design quality finish eg ceramic, reconstituted stone 	<ul style="list-style-type: none"> customised design and style/theme high quality finish eg stone, glass, ceramic
Bench Space				
<ul style="list-style-type: none"> dated laminate sheeting, dated moulded acrylic 	<ul style="list-style-type: none"> basic laminate sheeting, moulded acrylic 	<ul style="list-style-type: none"> standard laminate, polymarble 	<ul style="list-style-type: none"> reconstituted stone, designer laminate 	<ul style="list-style-type: none"> stone, glass
Splashback				
<ul style="list-style-type: none"> exposed pvc plumbing lack of coordination of style or design 	<ul style="list-style-type: none"> exposed PVC plumbing limited coordination of style or design 	<ul style="list-style-type: none"> plumbing chrome finish or concealed coordinated style/design elements 	<ul style="list-style-type: none"> concealed or decorative plumbing custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> all plumbing is concealed or decorative coordinated with obvious use of elements and principles of design

Facility Guidelines:

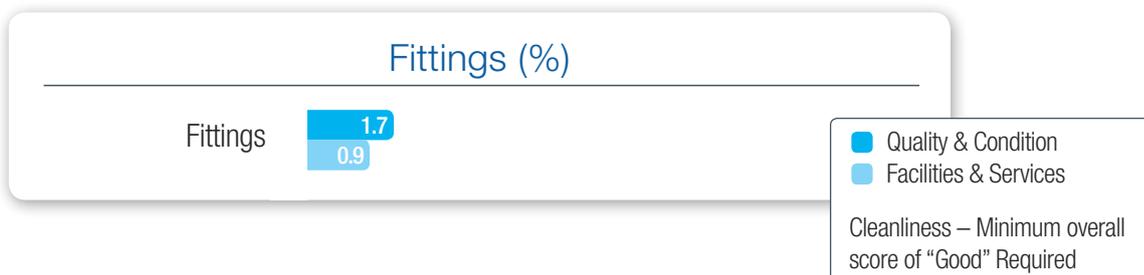
A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Bench/Shelf Space	3	Minimum dimensions of 300mm x 200mm.
Or – Adequate Bench Shelf Space	2	Bench/shelf space is less than 300mm x 200mm. Minimum dimension of 150mm.
Hand Basin	3	Minimum size of 400mm x 250mm.
Or – Adequate Hand Basin	2	Less than 400mm x 250mm.
Shelving/Storage Space	2	Separate shelving, Minimum measurement of 150mm.



Fittings

Consumer Importance Weighting Index



Quality Guidelines:

Areas includes taps, spout, hooks, towel rails, mirror lighting, towel racks, shower head/rose, soap holders & shampoo holder, hooks, toilet roll holder and toilet brush.

Satisfactory	Moderate	Good	Very Good	Excellent
Fittings				
<ul style="list-style-type: none"> dated fittings with plastic finishes frameless standard mirror – unpolished edge lack of coordination of fittings & fixtures 	<ul style="list-style-type: none"> basic fittings with plastic finishes plastic framed mirror limited coordination of fittings & fixtures 	<ul style="list-style-type: none"> standard range fittings predominately chrome framed mirrors coordination of fittings & fixtures – matching 	<ul style="list-style-type: none"> custom designed chrome fittings large framed bevel edge mirror or mirror recessed into tiling coordinated with overall room style/theme 	<ul style="list-style-type: none"> custom designed fittings, stainless steel finish large bevel edge designer mirror with quality framing or mirror recessed into tiling coordinated with obvious use of elements and principles of design

Facility Guidelines:

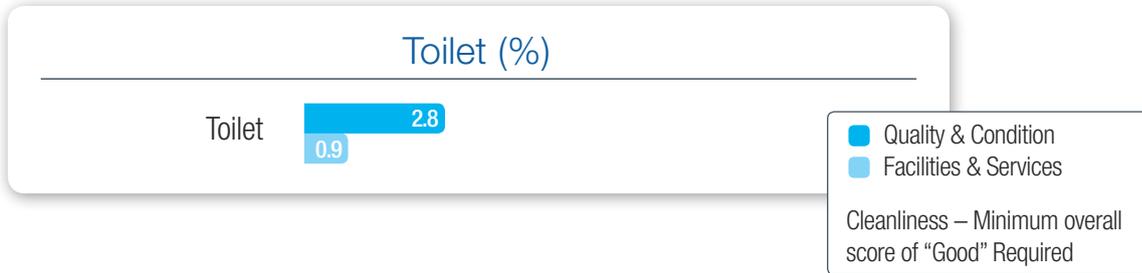
All measurements will be taken from within any frames and a tolerance of 20mm may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Mixer Taps	2	Flick mixer or separate tap set with common spout.
Large Mirror	3	Minimum 600mm(H) x 450mm(W), measured within the frame.
Or – Adequate Mirror	2	Minimum 450mm(H) x 350mm(W), as above.
Or – Small Mirror	1	Less than 450mm(H) x 350mm(W), as above.
Conveniently Located Mirror	2	Located above hand basin/vanity unit, minimum measurement from floor between 1200mm and 1800mm.
Towel Rails	2	Purpose designed towel rails.
Adequate Towel Rails	2	Min 450mm per sleeping position (pull out/portable clothes line acceptable to include in measurements).
Adequate Clothes Hooks	2	Minimum 2 separate hooks or 1 double hook, small plastic adhesive hooks not sufficient.
Fittings in Other Bathrooms	1	Additional Bathrooms provide mirror, towel rails, clothes hooks, bin, toilet brush.



Toilet

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the bath (does not include bath surrounds), shower floor/grate, shower walls, shower screen. Quality Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Toilet				
<ul style="list-style-type: none"> two piece toilet suite with exposed ‘S’ trap aged plastic cistern lack of coordination of style or design 	<ul style="list-style-type: none"> two piece toilet suite, enclosed ‘S’ trap basic plastic cistern limited coordination of style or design 	<ul style="list-style-type: none"> close coupled toilet suite mid range – combination of ceramic bowl & designer hard plastic cistern coordinated style/ design elements 	<ul style="list-style-type: none"> wall faced/wall hung toilet suite porcelain/ceramic finish custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> high quality porcelain/ ceramic finish wall faced/wall hung pan, may have concealed cistern; high quality chrome buttons high quality porcelain/ ceramic finish, all plumbing concealed coordinated with obvious use of elements and principles of design

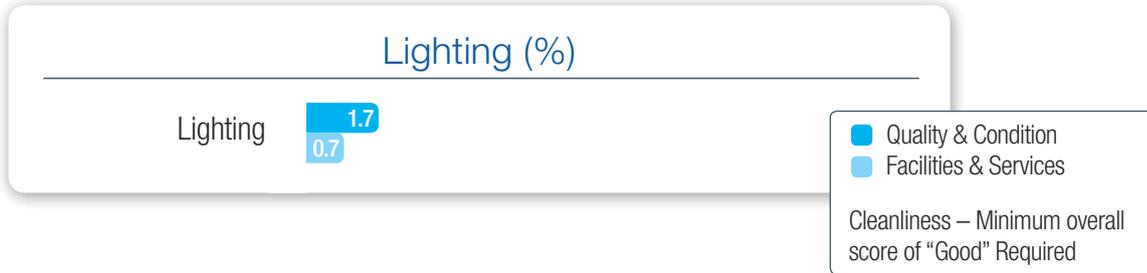
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Rubbish Bin	2	Minimum 1 rubbish bin for bathroom.
Extra Toilet Rolls	2	One or more additional toilet rolls.
Toilet Brush & Holder	2	Toilet brush and holder provided. Allowance for 24hr housekeeping.



Lighting

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include lighting, light shades, diffusers, power points, switches and heat lamps. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Lighting				
<ul style="list-style-type: none"> exposed globes or fluorescent tubes dated light fixtures and fittings lack of coordination of style or design 	<ul style="list-style-type: none"> fluorescent lighting diffuser panels basic oyster lighting limited coordination of style or design 	<ul style="list-style-type: none"> standard down lights – painted white fitting oyster fittings with design element coordinated style/ design elements 	<ul style="list-style-type: none"> custom design down lights – one piece recessed downlight, round chrome fitting optional lighting illumination custom light shades may be sensor lighting with manual override custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> architectural design down lights – one piece unit down light optional lighting illumination designer light fittings, may have electronic control management system coordinated with obvious use of elements and principles of design

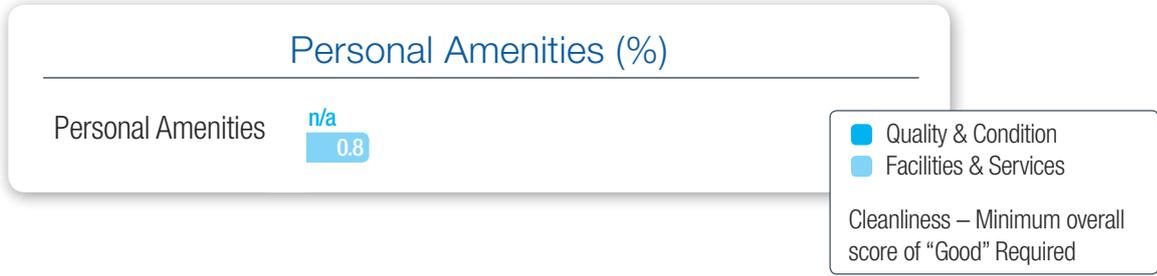
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Sufficient Lighting	3	Positioned so no area of the bathroom lacks light – it must effectively cover all areas (shower, bath, vanity, toilet, and mirror).
Spare Power Points	2	Spare power point/s provided.



Personal Amenities

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Personal Amenities	3	Minimum 5 items, including separate shampoo, separate conditioner, tissues plus 2 other items such as moisturiser, shower cap – liquid dispensers for shampoo–conditioner are acceptable.
Or – Adequate Personal Amenities	2	Minimum 3 items – shampoo, tissues plus one additional item.
Hairdryer	2	Provided for each bathroom.

Towelling

Consumer Importance Weighting Index



Towelling (continued)

Quality Guidelines:

Areas include towels, face towels, hand towels and bath mat. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Towelling				
<ul style="list-style-type: none"> • basic towel (approx 600 x1300mm) lightweight cotton; cotton/polyester, • min. weight 400 gsm for all towelling items 	<ul style="list-style-type: none"> • light weight cotton, cotton/polyester towelling • min. weight 425 gsm for all towelling items 	<ul style="list-style-type: none"> • standard size towel (approx 680 x 1320mm) cotton; cotton rich (86/14) towelling • min. weight 475gsm for all towelling items 	<ul style="list-style-type: none"> • cotton towelling • min. weight 550 gsm for all towelling items 	<ul style="list-style-type: none"> • large towel (approx 750 x 1500mm), cotton towelling • min. weight 620 gsm for all towelling items

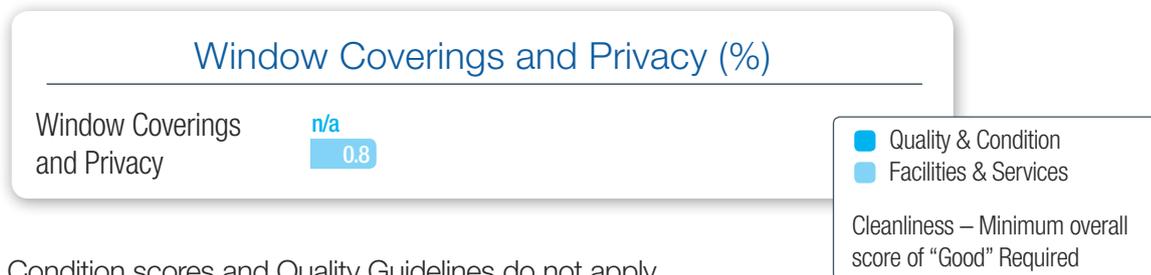
Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Additional Towels	2	An additional towel provided for each sleeping position.
Bath Sheet	2	Bath sheet (minimum of 800mm x 1600mm) provided for each sleeping position.
Face Cloth	2	Provided to each bathroom.
Hand Towel	2	Provided to each bathroom.
Bath Robe	2	Provided for each sleeping position.

Window Coverings and Privacy

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Bathroom Door	3	Provided for privacy.
Adequate Privacy	6	Opaque glass, blinds, curtain for bathroom window.



Free Floor Space

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Spacious Area	4	Minimum 4sqm of free floor space.
Or – Adequate Area	3	Equal to or greater than 2sqm.
Or – Small Area	1	Less than 2sqm but greater than 1sqm.



Walls and Ceilings

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

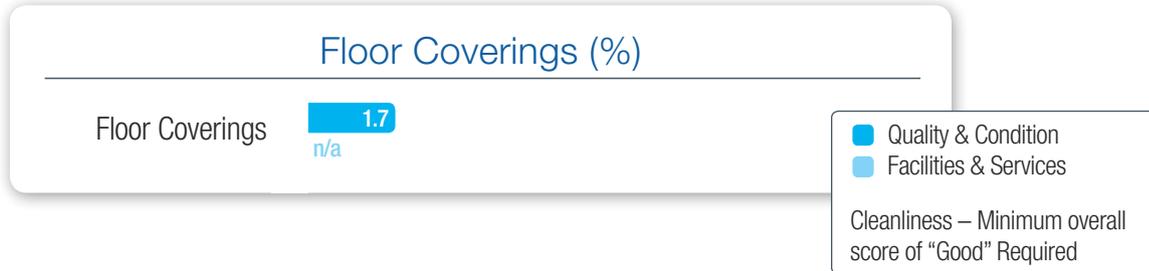
Satisfactory	Moderate	Good	Very Good	Excellent
Walls and Ceilings				
<ul style="list-style-type: none"> • dated modular, panelling with visible joints • combination of dated tiles and/ or basic brick, concrete block walls • ceiling – panelling with visible joints • no use of colour to create theme/ harmony 	<ul style="list-style-type: none"> • modular, panelling with visible joints • combination of basic tiles and painted brick or concrete block walls • ceiling – panelling with visible joints, plaster • little use of colour to create theme/ harmony 	<ul style="list-style-type: none"> • panelling with no visible joints • combination of standard tiles and plaster/ rendered walls. Single tile only skirting area • ceiling – plaster, sprayed concrete • colour has been used to create a theme/harmony 	<ul style="list-style-type: none"> • contemporary wall tiles may have full wall coverage • reconstituted stone, mirror, glass • ceiling – plaster • colour has been used to create coordinated theme/harmony 	<ul style="list-style-type: none"> • designer wall tiles, full wall coverage • natural stone tiles, glass/mirrored walls • ceiling eg plaster with design feature • coordinated with obvious use of elements and principles of design

Facility Guidelines do not apply.



Floor Coverings

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

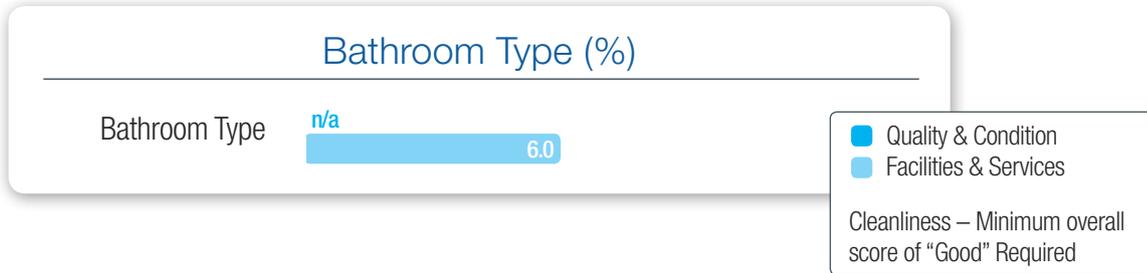
Satisfactory	Moderate	Good	Very Good	Excellent
Floor Coverings				
<ul style="list-style-type: none"> • dated vinyl sheeting • dated tiles • ‘aged’ plastic floor grate • no coordination of style or design 	<ul style="list-style-type: none"> • basic vinyl sheeting • basic tiles • plastic/chrome floor grate • limited coordination of style or design 	<ul style="list-style-type: none"> • standard vinyl • standard tiles • chrome floor grate • coordinated style/design elements 	<ul style="list-style-type: none"> • contemporary tiles • reconstituted stone • designer steel floor grate; tile insert floor grate • custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> • natural stone • designer tiles • designer floor grate • coordinated with obvious use of elements and principles of design

Facility Guidelines do not apply.



Bathroom Type

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Ensuite	5	Bathroom has direct access from main bedroom.
Or – Individual Bathroom	3	Bathroom located within unit. These points are also awarded for one bedroom/studio when more than 3 sleeping positions.
Additional Bathroom	4	Additional full bathroom in unit. This Standard is not included in One Bedroom Units.
Additional Toilet/ Shower	2	Additional toilet and/or shower in unit or separate toilet for studio or one bedroom apartment

Ventilation

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

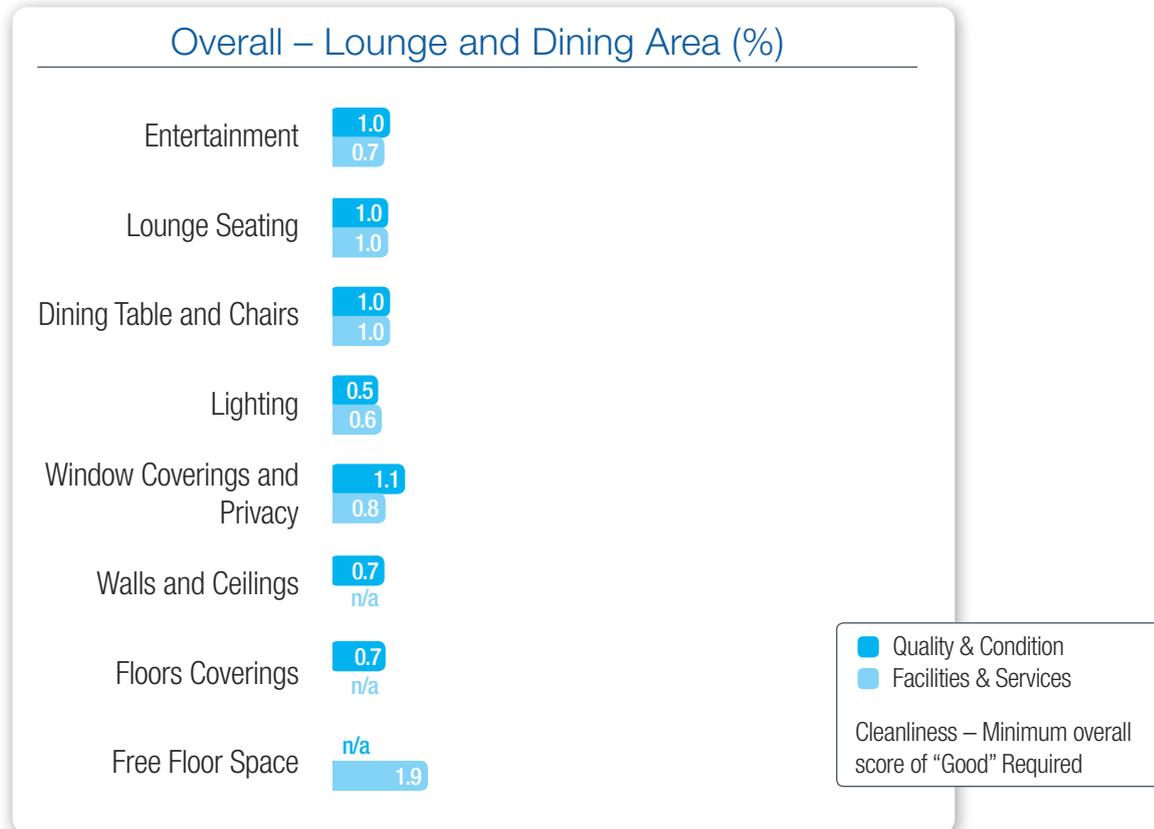
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Mechanical Ventilation	4	A mechanical exhaust system for removal of moisture & odours



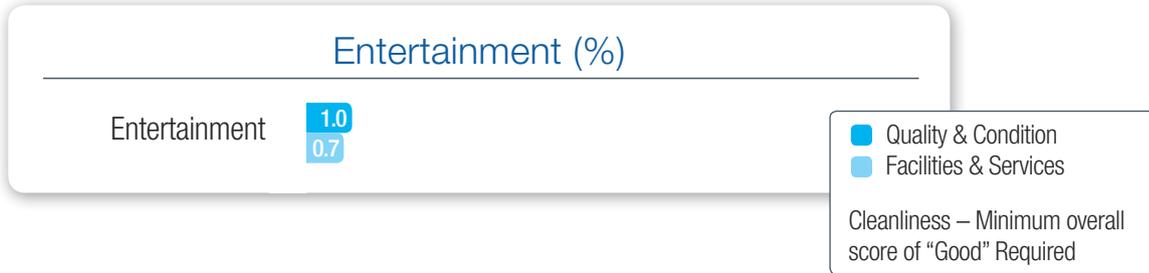
Lounge and Dining Area

Consumer Importance Weighting Index



Entertainment

Consumer Importance Weighting Index



Quality Guidelines:

This area includes the television, the TV presentation (cabinet/stand/wall mounted), sound system, DVD. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Entertainment				
<ul style="list-style-type: none"> • dated TV – on wall or bench • no CD or DVD player • no remote control • exposed cords/ cables 	<ul style="list-style-type: none"> • small TV (min 26”) – on wall or bench • portable CD player, DVD player • remote control • exposed cords/ cables 	<ul style="list-style-type: none"> • flat screen – medium sized eg 32”- may be wall mounted, swivel mount or purpose built entertainment unit/stand/ turntable • basic stereo sound system/ unit, DVD player • remote control • attempt to conceal cords/ cables 	<ul style="list-style-type: none"> • large plasma, LCD, LED TV, state-of-the-art features such as HD TV, surround sound audio. • TV on wall or cabinet, coordinated with overall theme of room • sound system is integrated into TV or screened in cabinet • remote control • cables and cords are concealed 	<ul style="list-style-type: none"> • large LED TV, state-of-the-art features such as HD TV, maybe have 3D available, surround sound audio or wireless sound system. • TV is positioned in a custom-built entertainment unit/ stand, coordinated with room style • sound system is integrated into TV etc • digital/touch pad remote control • cables and cords are concealed.



Entertainment (continued)

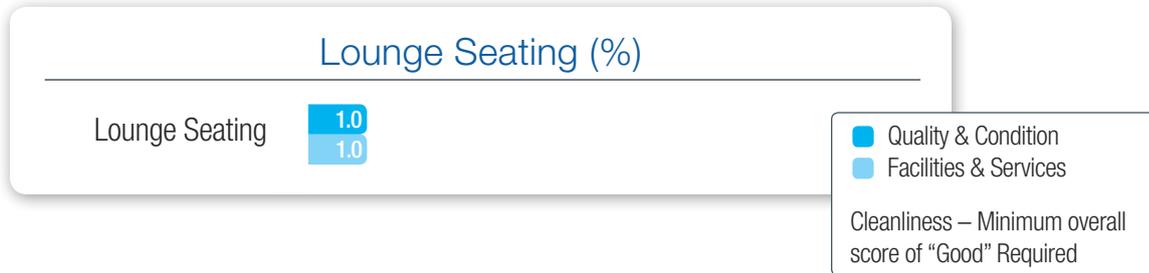
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
TV	4	TV provided in unit.
Additional TV	2	Minimum of 1 additional TV provided in unit.
Large TV Screen	5	TV screen is equal to or greater than 107cm/42 inch. Diagonal measurement will apply.
Or – Medium TV Screen	4	As above – TV screen is equal to or greater than 80cm/32 inch.
Or – Small TV Screen	2	Or – TV screen is less than 80cm/32 inch and equal to or greater than 66cm/26 inch.
Multichannel Selection	4	Minimum 6 TV channels (excluding Free-To-Air channels).
Or – Limited Multichannel Selection	3	Less than 6 TV channels (excluding Free-To-Air channels).
In House Movies or Pay Per View	2	Movies provided in house or pay per view.
Additional Entertainment Facilities (maximum 3 to apply)		
DVD Player	2	DVD player in unit.
CD Player/Sound System/MP3 Docking Station	2	CD player, sound system and/or MP3 docking station in unit.
Games System	2	Provision of Nintendo, Playstation, X-Box type games system.
Tourism Channel	2	Dedicated channel to local and/or Australian tourism.
On Screen Property Information	2	Guests can access property information through the television, may or may not replace in room compendium.
On Screen Messaging and Accounts	2	Guests can access their accounts and messages through the television.



Lounge Seating

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include lounge seating, occasional seating such as tub chairs and accessories such as cushions, throws etc. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Lounge Seating				
<ul style="list-style-type: none"> dated construction, materials – low density foam, loose weave fabric solid base dated cane lounge/chairs lack of coordination of style or design 	<ul style="list-style-type: none"> basic construction, materials – low density foam, loose weave fabric slat or solid base basic cane lounge/chairs limited coordination of style or design 	<ul style="list-style-type: none"> mid-range furniture, materials – medium density foams, close weave fabrics web or slat base mid range cane lounge/chairs coordinated style/design elements 	<ul style="list-style-type: none"> solid construction, thickly padded with high density foam, tightly woven commercial grade fabric, tightly upholstered sprung or web base contemporary rattan/cane lounge/chairs custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> solid construction, thick padding/high density foam, cushions may have down filling, quality tightly woven fabric, tightly upholstered well-padded sprung base designer rattan lounge/chairs coordinated with obvious use of elements and principles of design

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Lounge Seating	4	Purpose designed lounge seating may have arms and is fully upholstered. Maybe cane/wicker lounge seating with fully padded cushions.
Or – Occasional Seating	3	Purpose designed occasional seating includes tub chairs, occasional chairs, foam lounges.
Sufficient Seating	3	Lounge type seating provided for the maximum number of permanent sleeping positions.
Lounge Seating in Addition to Dining Seating	2	Room provided with lounge type seating plus dining chairs.



Dining Table and Chairs

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include dining table & dining seating include stools & bench seating. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Dining Table and Chairs				
<ul style="list-style-type: none"> materials eg dated plastic, MDF, dated laminates, basic steel tube frames upholstery materials eg dated vinyl stools, benches or fixed seating lack of coordination of style or design 	<ul style="list-style-type: none"> materials eg plastic, MDF, laminates, steel tube frames upholstery materials eg vinyl stools, benches or fixed seating basic design, limited coordination and style 	<ul style="list-style-type: none"> materials eg laminate, melamine, standard timber (eg pine), timber veneers, glass, chrome or brushed steel frames, plywood, pine, high grade plastic upholstery materials – eg commercial grade fabric standard cane/ rattan coordinated style/ design elements 	<ul style="list-style-type: none"> materials eg solid timber (eg oak) designer laminate, melamine, timber veneers, reconstituted stone, glass, chrome or brushed steel frames upholstery materials – eg commercial grade fabric contemporary cane/rattan custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> materials eg solid quality timber (eg cedar), designer timber veneers, marble and stone, stainless steel frames upholstery materials eg high grade fabrics designer cane/ rattan coordinated with obvious use of elements and principles of design

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Sufficient Seating	3	Dining seating must accommodate the maximum number of permanent sleeping positions.
Sufficient Table Space	2	Dining Table/Bench space provided for all permanent sleeping positions.



Room Lighting

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include room lights, light shades and diffusers. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Room Lighting				
<ul style="list-style-type: none"> exposed globes or fluorescent tubes dated light fixtures and fittings lack of coordination of style or design 	<ul style="list-style-type: none"> fluorescent lighting diffuser panels basic oyster lighting limited coordination of style or design 	<ul style="list-style-type: none"> standard down lights – painted white fitting oyster fittings coordinated style/design elements 	<ul style="list-style-type: none"> custom design down lights – one piece recessed downlight, round chrome fitting optional lighting illumination custom light shades may be sensor lighting with manual override coordinated with overall room style/theme 	<ul style="list-style-type: none"> architectural design down lights – one piece unit down light specifically designed and manufactured for the purpose or application optional lighting illumination designer light fittings, may have electronic control management system, digital touch pads coordinated with obvious use of elements and principles of design

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Sufficient Lighting	3	Effective lighting to all functional areas of bedroom.
Spare Power Point(s)	2	Spare power point/s provided in each room – double adaptors and power boards (without individual switches) are not acceptable.



Window Coverings and Privacy

Consumer Importance Weighting Index

Window Coverings and Privacy (%)

Window Coverings
and Privacy

1.1
0.8

- Quality & Condition
- Facilities & Services

Cleanliness – Minimum overall score of “Good” Required

Quality Guidelines:

Areas considered in this assessment include blinds/curtains, drapes. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Window Coverings				
<ul style="list-style-type: none"> • curtain fabric unlined or without bonded backing • no sheers • exposed tracking/ conduit rod • plastic venetians • plastic roller blinds, vertical blinds • no coordination of style or design 	<ul style="list-style-type: none"> • curtain fabric with bonded backing • sheer curtains with little or no ‘fullness’ • exposed tracking • aged venetians • aged roller blinds • limited coordination of style or design 	<ul style="list-style-type: none"> • curtain fabric – coated or bonded back • standard sheer curtains • tracking exposed, designer rods • imitation timber venetians/shutters • ‘woven’ plastic roller blinds • coordinated style/ design elements 	<ul style="list-style-type: none"> • thick quality drapes with separate insulated lining • sheers with generous ‘fullness’ • bulkheads, pelmets concealed tracking • woven fibreglass, channelled roller blinds • contemporary timber venetians/ shutters • custom design and coordinated with overall room style/theme 	<ul style="list-style-type: none"> • thick quality drapes with generous fullness with separate lining and separate insulated backing, maybe motorised • quality sheers with generous ‘fullness’, may be motorised • bulkheads, pelmets and/or other design elements concealing tracking/hardware • quality timber venetians/shutters • custom made motorised/channelled blinds • coordinated with obvious use of elements and principles of design

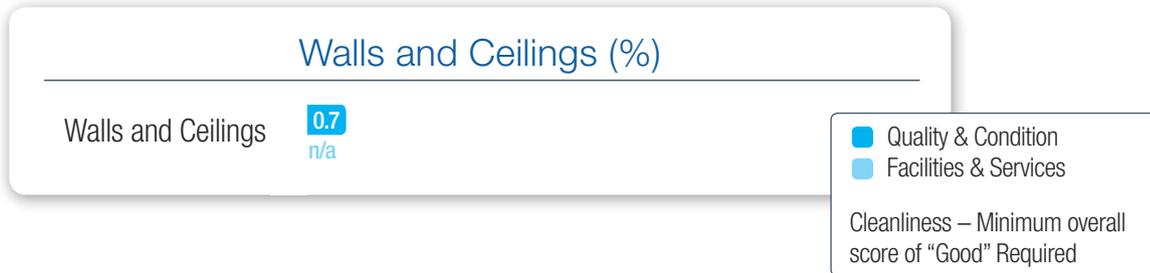
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Night Privacy	6	All windows/sliding glass doors fitted with covering for total privacy.
Insect Screening	2	Fine mesh screening on all opening windows/doors.



Walls and Ceilings

Consumer Importance Weighting Index



Quality Guidelines:

Areas considered in this assessment include wall/ceiling finish, skirting, doors, architraves and door handles. These Guidelines are typical indicators that may include, but are not limited to, the following:

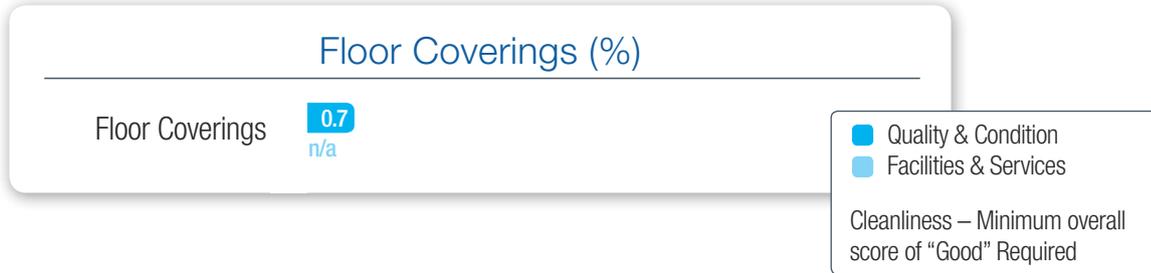
Satisfactory	Moderate	Good	Very Good	Excellent
Walls and Ceilings				
<ul style="list-style-type: none"> dated plain brick or concrete block walls panelled walls/ceilings with visible joins quad trim used for skirtings/cornice no use of colour to create theme/harmony lack of decorative enhancements 	<ul style="list-style-type: none"> exposed plain brick or concrete block walls panelled walls/ceilings with visible joins basic narrow skirting/cornice little use of colour to create theme/harmony basic decorative enhancements 	<ul style="list-style-type: none"> painted brick walls plaster walls/ceilings plain skirting/cornice with no decorative enhancement colour has been used to create a theme/harmony use of decorative enhancements 	<ul style="list-style-type: none"> feature brick walls plaster walls/ceilings decorative skirting/cornice, square set corners colour has been used to create coordinated theme/harmony use of decorative enhancements 	<ul style="list-style-type: none"> plaster walls/ceilings, architecturally designed polished plaster walls decorative skirting/cornice of generous proportions fully coordinated and/or customised design to match overall room style decorative enhancements such as commissioned artwork

Facility Guidelines do not apply.



Floor Coverings

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Floor Coverings				
<ul style="list-style-type: none"> poly propylene carpet, low density dated vinyl sheeting dated tiles, low grade carpet tiles lack of coordination of style or design 	<ul style="list-style-type: none"> nylon carpet, low density basic vinyl basic tiles limited coordination of style or design 	<ul style="list-style-type: none"> medium density synthetic/mix carpet standard solution dyed nylon carpet laminated timber floor/plank vinyl, carpet tiles, polished timber floors eg cypress pine, bamboo standard vinyls standard tiles coordinated style/design elements 	<ul style="list-style-type: none"> high density wool mix carpet eg 80/20 high density solution dyed nylon carpet polished solid hardwood timber floors eg brushbox designer vinyl contemporary tiles coordinated with obvious use of elements and principles of design 	<ul style="list-style-type: none"> high density pure wool carpet, thickness of pile polished solid hardwood quality timber floors eg jarrah tiles eg natural stone, marble, limestone, reconstituted stone custom design and coordinated with overall room style/theme

Facility Guidelines do not apply.



Free Floor Space

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply for these Standards.

Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Spacious Area	5	Minimum 20sqm of free floor space for lounge, dining, kitchen, halls. Minimum dimensions – 500mm.
Or – Medium Area	4	12sqm or greater– as above.
Or – Small Area	1	9sqm or greater.



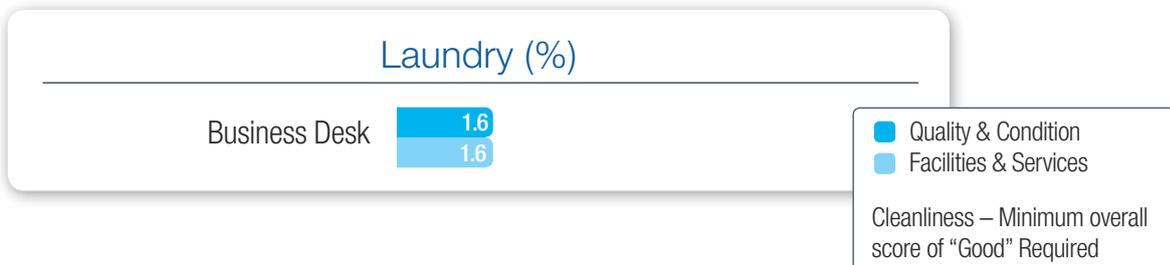
General Facilities

Consumer Importance Weighting Index



Laundry

Consumer Importance Weighting Index



Quality Guidelines:

Areas include washing machine, dryer, laundry tub, bench, plumbing. These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Laundry				
<ul style="list-style-type: none"> dated top loader/twin tub washing machine dated dryer 	<ul style="list-style-type: none"> top loader, basic dials/controls basic dryer, no additional features 	<ul style="list-style-type: none"> top loader washing machine, digital display controls standard dryer, painted enamel drum 	<ul style="list-style-type: none"> front loaders, matching appliances, eco features – computerised top loader dryer – stainless steel drum/automatic anti crease 	<ul style="list-style-type: none"> front loaders, digital display, matching appliances, eco features dryer – condenser, moisture sensor/automatic stop



Laundry (continued)

Satisfactory	Moderate	Good	Very Good	Excellent
<ul style="list-style-type: none"> dated laundry tub/cabinet plumbing exposed benchtop – dated laminate/tiles 	<ul style="list-style-type: none"> basic laundry tub/cabinet plumbing exposed bench tops – basic laminate/tiles 	<ul style="list-style-type: none"> standard laundry tub/cabinet attempts to conceal plumbing bench tops – standard laminate 	<ul style="list-style-type: none"> sink – stainless steel incorporated into bench mounted all plumbing concealed bench tops – reconstituted stone designer laminate 	<ul style="list-style-type: none"> sink – porcelain, stainless steel – under bench mounted all plumbing concealed bench tops – natural stone

Facility Guidelines:

A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Laundry in Unit	5	Washing machine and dryer in each unit.
Or – Laundry	2	Laundry facilities on all floors.
Or – Communal Laundry	1	Communal laundry on property.
Iron & Full Size Ironing Board	3	Full size ironing board – approx 1150mm(L) x 340mm(W) and iron located in-unit.
Or – Iron & 3/4 Size Ironing Board	2	3/4 size ironing board and iron located in-unit.
Or – Iron & Ironing Board Upon Request	1	Ironing board and iron available from reception or located in communal laundry.
Full Laundry Service	3	Laundry & dry cleaning available 7 days.
Or – Full Laundry Service	2	As above – 5 days.
Express Laundry	4	Laundry & dry cleaning, 7 days – 3 hours or less.



Security and Safety

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply.

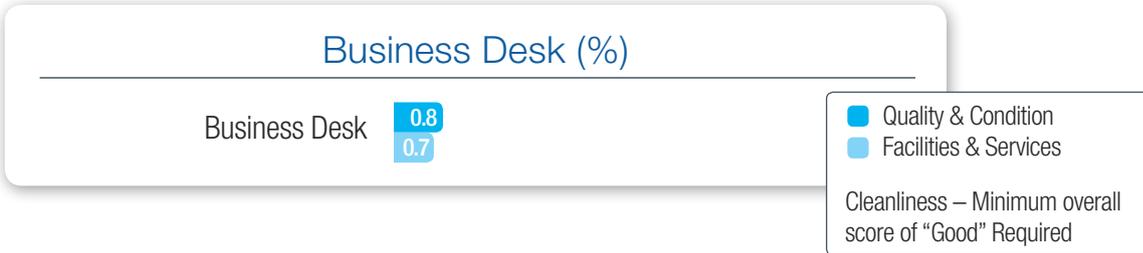
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Electronic Entry	5	Electronic unit entry.
Or – Automated Locking	4	Entrance door automatically locks to external entry.
Or – Internal Locking	3	Entrance door lockable internally by guest.
External Locks	3	Locks on all external doors.
Video Intercom	4	Video intercom in unit.
Or – Intercom	3	Intercom in unit.
Security Floor Access	3	Access to unit floor only available via room ‘key’.
Added Security Features	3	Viewing hole in front door, security screen door or security chain.
In-Unit Safe	2	Purpose built safe provided in unit, with operating instructions.
Safety Deposit at Reception	1	Safety deposit box/services at reception desk.
Internal Video Surveillance Reception & Corridors	3	Video surveillance of reception and internal common areas.



Business Desk

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Phone	2	Minimum of one telephone in room accessible 24 hours.
Additional Phone	2	As above in unit.
Local Phone Book	1	In unit.
Internet Access	3	Broadband and/or Wi Fi access in room.
Compendium	2	Extensive range of property and local visitor information, including local phone numbers – digital and/or print alternatives.
Business Desk In-Room	2	Separate table/bench in addition to dining, including lighting, internet access and power point/s

Heating, Cooling and Ventilation

Consumer Importance Weighting Index



Heating, Cooling and Ventilation (continued)

Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Heating, Cooling and Ventilation				
<ul style="list-style-type: none"> • box style reverse air conditioners • wall hung strip heaters, free standing fans, fan heaters 	<ul style="list-style-type: none"> • window/wall reverse cycle air conditioner units with individual temperature control • column heaters, basic ceiling fans 	<ul style="list-style-type: none"> • split system reverse cycle air conditioners with individual temperature control (remote control) • standard ceiling fans 	<ul style="list-style-type: none"> • ducted air conditioning; or integrated split system • contemporary ceiling fan 	<ul style="list-style-type: none"> • ducted air conditioning with individual temperature control to each unit • designer ceiling fan – electronic control

Facility Guidelines:

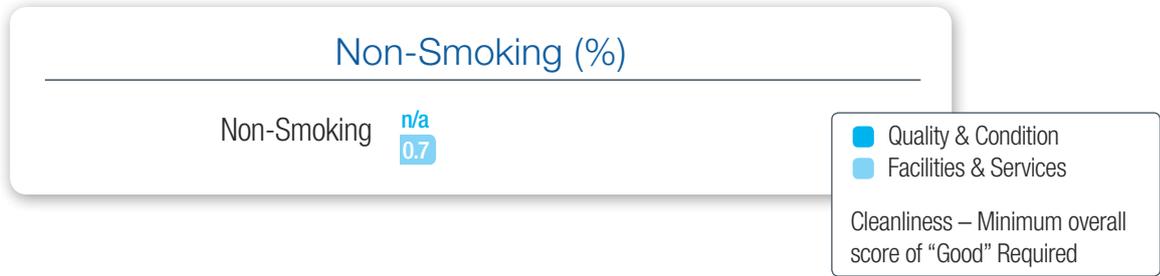
A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Sufficient Heating	5	Air conditioners – split (invertors) or ducted systems; steam/water heaters, gas ducted, convection heating.
Or – Moderate Heating	2	Oil columns, fan heaters.
Sufficient Cooling	5	Refrigerated air-conditioners – split or ducted systems; ducted evaporative coolers.
Or – Moderate Cooling	4	Ceiling fans, portable fans, portable evaporative cooling system.
Heating/Cooling – All	4	Heating/cooling provided in all rooms (bathroom excluded) within unit.
Individual Temp Control	2	Controls/indicator settings are in degrees.



Non-Smoking

Consumer Importance Weighting Index



Condition scores and Quality Guidelines do not apply for this Standard.

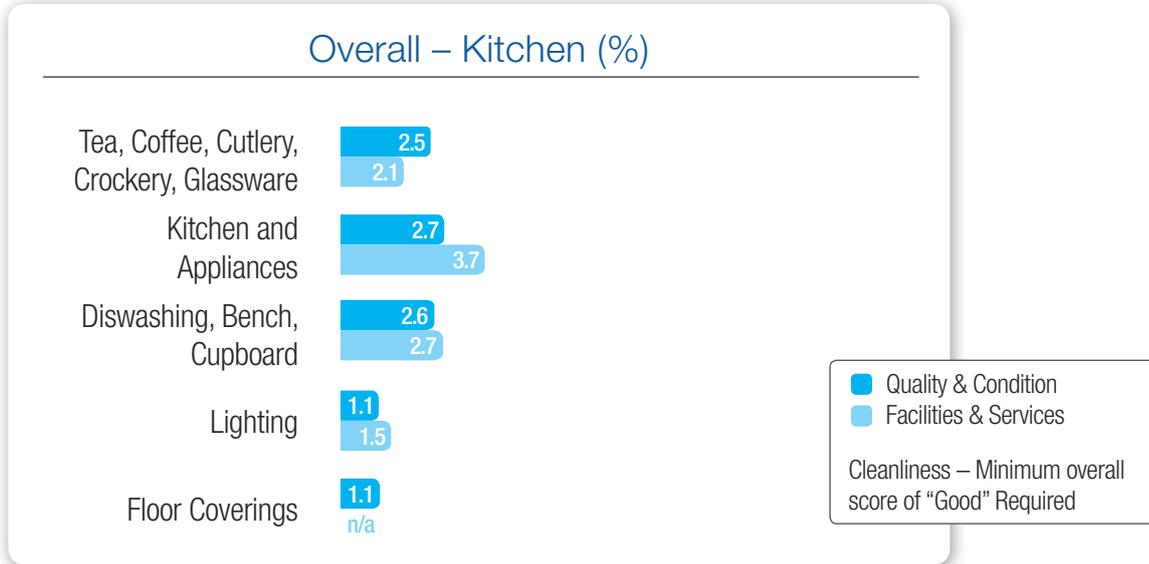
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Non Smoking Rooms	4	100% of guest’s rooms to be non smoking, and must be accompanied by signage at the property and in-rooms.



Kitchen

Consumer Importance Weighting Index



Tea, Coffee, Cutlery, Crockery, Glassware

Consumer Importance Weighting Index



Condition scores apply in lieu of Quality Guidelines.

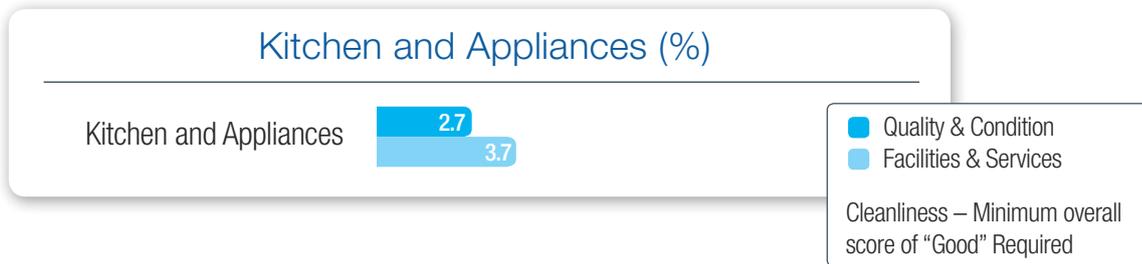
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Tea/Coffee Provisions	4	Sufficient (2 per person) complimentary packaged ingredients (instant tea, coffee and sugar satchels) and either fresh or UHT milk. Mugs and/or cups, saucers and spoons must be provided for each permanent sleeping position – a kettle must also be provided.
Tea/Coffee Replenished	3	Tea/Coffee provisions replenished daily or upon request.
Sufficient Quantities/Range of Glassware	3	Glassware provided for each permanent sleeping position – standard drinking glass and wine/champagne.



Kitchen and Appliances

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Kitchen Appliances				
<ul style="list-style-type: none"> aged/dated basic range appliances eg stovette appliances 'exposed' eg refrigerator free standing ceiling exhaust fan 	<ul style="list-style-type: none"> basic range appliances eg coil/solid hobs; basic free standing upright gas stove, enamel top majority of appliances free standing exposed eg microwave on bench top 'exposed' range hood 	<ul style="list-style-type: none"> mid range appliances eg ceramic cook top/ gas with rotary controls appliances incorporated into kitchen design standard range hood incorporated into overhead cupboards 	<ul style="list-style-type: none"> high range appliances eg ceramic cook top with touch controls; gas with electronic ignition appliances fully incorporated into cabinets integrated or designer range hood 	<ul style="list-style-type: none"> top range appliances eg induction cook top with touch controls; gas, stainless steel cooktop with electronic ignition, variety of cooking zones appliances integrated into kitchen design integrated or designer range-hood



Kitchen and Appliances (continued)

Facility Guidelines:

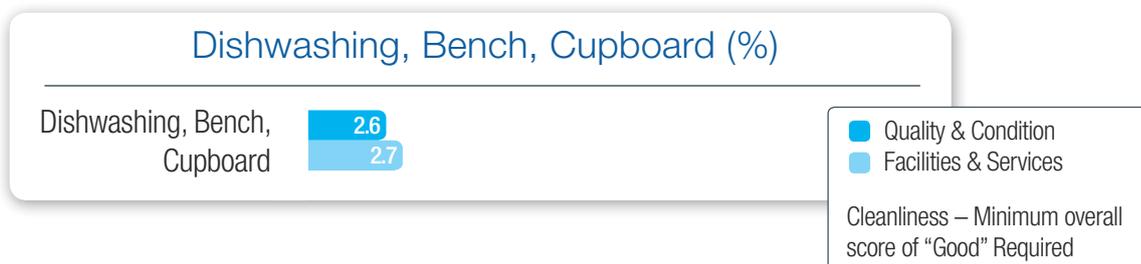
A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Large Fridge	4	Minimum 200 litres.
Or – Adequate Fridge	3	Minimum 140 litres.
Or – Small Fridge	2	Less than 140 litres.
Toaster	3	Toaster in unit.
Domestic Oven	5	Domestic oven.
Or – Convection Oven/Microwave	3	Combined convection and microwave oven.
Microwave	2	Microwave.
Grill	2	Slide tray grill or separate grill.
3 Hot Plates	3	Minimum 3 hot plates.
Or – Less Than 3 Hot Plates	2	Minimum 1 hotplate.
Mechanical Ventilation	2	Extraction fan/range.
Cooking Equipment	3	Minimum two saucepans with lids, fry pan, 2 bowls (salad/mixing), and chopping board.
Cooking Utensils	3	Minimum egg lifter, peeler, 2 utility knives (1 large), serving spoon, mixer spoon, can opener, cork screw, tongs.
Additional Appliance	2	Additional appliances such as an electric frypan, coffee machine, sandwich maker etc.



Dishwashing, Bench, Cupboard

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Dishwashing, Bench, Cupboard				
<ul style="list-style-type: none"> • no splashback • bench tops – dated laminate/ tiles • doors/ drawers – painted dated melamine/ laminate • handles – basic plastic/timber • internal – unsealed • sink –dated stainless steel • tap ware –basic/ mismatched • lack of coordination of style or design 	<ul style="list-style-type: none"> • splashbacks limited area, basic tiles • bench tops – basic laminate/ tiles • doors/drawers – painted, melamine/ laminate • handles – basic plastic/ timber • internal – unsealed • sink – basic stainless steel • tap ware – basic • limited coordination of style or design 	<ul style="list-style-type: none"> • splashbacks – standard tiles, standard laminate • bench tops – standard laminate • doors/drawers – standard design, melamine, laminate, vinyl wrap • handles – eg standard chrome • internal – melamine • sink – stainless steel • tap ware – standard chrome • coordinated style/ design elements 	<ul style="list-style-type: none"> • splashback – glass, stainless steel, reconstituted stone, contemporary tiles • bench tops – reconstituted stone designer laminate • doors/drawers – timber veneer, designer laminate/ melamine. • handles – designer/ stainless steel • internal – melamine/ laminate • sink – stainless steel – under bench mounted • tap ware – stainless steel • custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> • splashback – glass, stainless steel, stone, glass tiles • bench tops – natural stone • handles – designer/ stainless steel • handles – designer stainless steel, handle-less/ recessed grooves, ‘soft’ closing drawers • doors/drawers – solid timber, 2 pack epoxy • internal – melamine/ laminate • sink – porcelain, stone, stainless steel – under bench mounted • tap ware – designer stainless steel • coordinated with obvious use of elements and principles of design



Facility Guidelines:

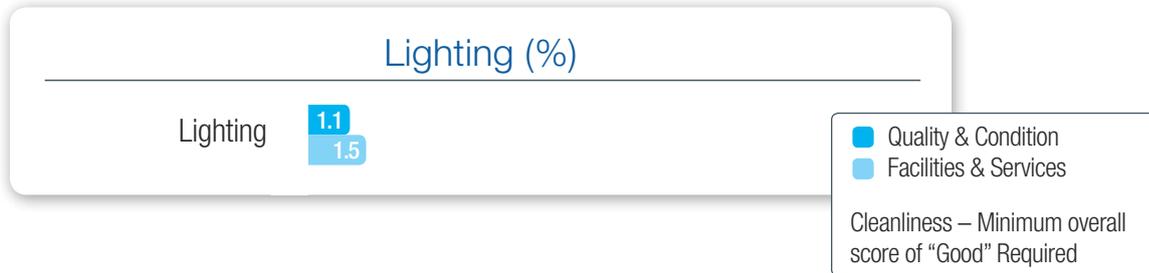
A tolerance may apply for all measurements (under) and will be confirmed upon assessment.

Standard	Maximum Rank/Value	Guideline
Double Sink	4	Double sink with plugs.
Or – Standard Sink	2	Kitchen sink with plug.
Mixer Taps	2	Flick mixer or separate taps with common spout.
Sufficient Bench Space	3	1000mm x 600mm, measurements may be accumulative. Minimum measurement of 150mm.
Sufficient Cupboard/Shelf Space	2	Minimum 500mm x 600mm – as above.
Spare Power Points	2	Additional power point/s.
Dishwasher	5	Dishwasher provided.
Rubbish Bin	1	Minimum 8 litre.
Lined Rubbish Bin	1	Kitchen bin, lined and lidded, or in cupboard.
Washing Liquids & Aids	1	Detergents, dishcloth, tea towel, scour, dish-rack.



Lighting

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Lighting				
<ul style="list-style-type: none"> exposed globes or fluorescent tubes dated light fixtures and fittings lack of coordination 	<ul style="list-style-type: none"> fluorescent lighting diffuser panels basic oyster lighting limited coordination of style or design 	<ul style="list-style-type: none"> panel fluorescent lighting; standard down lights – painted white fitting oyster fittings coordinated style/ design elements 	<ul style="list-style-type: none"> custom design down lights – one piece recessed down light, round chrome fitting optional lighting illumination custom light shades may be sensor lighting with manual override coordinated with overall room style/ theme 	<ul style="list-style-type: none"> architectural design down lights – one piece unit down light specifically designed and manufactured for the purpose or application optional lighting illumination designer light fittings, may have electronic control management system, digital touch pads coordinated with obvious use of elements and principles of design

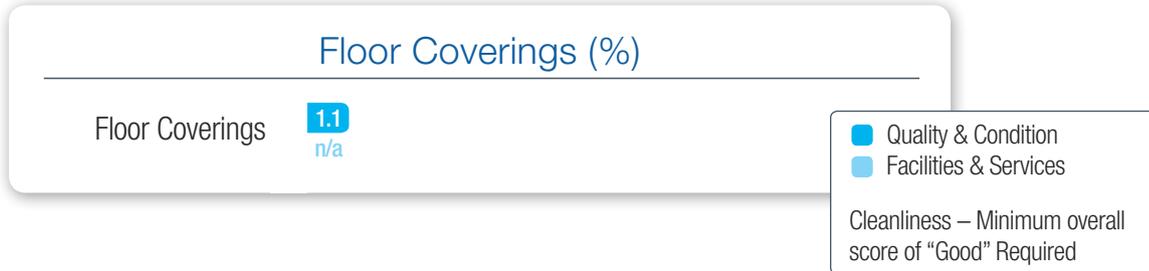
Facility Guidelines:

Standard	Maximum Rank/Value	Guideline
Sufficient lighting	3	Effective lighting to all functional areas of kitchen.



Floor Coverings

Consumer Importance Weighting Index



Quality Guidelines:

These Guidelines are typical indicators that may include, but are not limited to, the following:

Satisfactory	Moderate	Good	Very Good	Excellent
Floor Coverings				
<ul style="list-style-type: none"> dated vinyl sheeting/tiles dated tiles no coordination of style or design 	<ul style="list-style-type: none"> basic thin vinyl sheeting basic tiles limited coordination of style or design 	<ul style="list-style-type: none"> standard tiles/vinyl/laminate standard polished concrete – no added agate or design; timber coordinated style/design elements 	<ul style="list-style-type: none"> contemporary tiles, reconstituted stone, contemporary vinyl (cushion underlay) timber, polished concrete custom design and coordinated with overall room style/ theme 	<ul style="list-style-type: none"> high quality tiles eg stone, natural rubber flooring designer polished concrete/timber coordinated with obvious use of elements and principles of design

Facility Guidelines do not apply.



Glossary of Terms

When we developed our guidelines for Quality and Condition we consulted widely with design professionals and commercial operators across the Australian accommodation sector.

An assessment of quality incorporates experiential and functional design elements, material, construction techniques and sustainability. Consumer research also showed that ‘modernity’ (e.g. the stylishness, freshness, innovativeness, or avant-garde of facilities and design) had a significant influence on their perception of quality.

The assessment of condition is the most important and influential factor in determining a Star Rating. Effective maintenance practices and a commitment to ongoing refurbishments have proven to be highly valuable in managing defective facilities, stress and wear of guest facilities.

Term	Area of Assessment	Description
Aged	Condition	Determined by the effects of time or ‘wear and tear’ on fittings, fixtures and/or furnishings. Ongoing maintenance may address some effects, but the overall impact of sustained guest use has led to the deterioration of quality standards; for example, faded, chipped, worn, and saggy. Please note: antique or collectible furnishings will not be defined as ‘aged’ in the absence of condition issues.
Basic	Quality	Determined by the practicality and purpose of use as opposed to incorporating or complementing a distinct design element or theme – of plain appearance and functional application. For example, a framed mirror with no additional design element or feature such as bevelled edges or recessed into surrounding tiles.
Coordination	Quality	Determined by the integration of design and decor elements to produce a complementary theme. For example, the coordination of bedding such as throws, cushions/pillows, sheets, valance, sheets and bedcovers that demonstrates an obvious attempt to coordinate each element.
Contemporary	Quality	Determined by the functional and modern design elements that are engaged by commercial designers, retailers and hospitality professionals. For example, a ‘contemporary’ modular lounge suite when compared to a ‘dated’ cane lounge suit.
Custom Designed and/ or Custom Made	Quality	Determined by the functional design elements specific to the overall decor or theme of a property and guest experience. This may include products that have been tailored to satisfy specific requirements. For example, the use of a bed-head that complements an overall decor and theme for the bedroom, or a dining table and chairs that complement the overall decor and theme of the living area.
Comfort Layer (Mattress)	Quality	Determined by the types of foams and fibres used in the uppermost layers of a mattress, as well as their overall thickness or density. For example, a standard mattress may have 2 comfort layers while the benchmark for high technology mattresses is a minimum of 5 deep comfort layers.



Glossary of Terms (continued)

Term	Area of Assessment	Description
Dated	Quality	Determined by the modernity of the facilities and the design elements or theme. For example, an older-styled segment glass sliding door for the shower recess compared to a frameless shower door.
Design Element	Quality	Determined by the creative components or aspects of an item or visual setting - within accommodation settings this can specifically relate to the basic units of an item of furniture and/or the composition of a room (e.g. its colour, texture, space and shape). Overall, it is about the elements that bring a space together in terms of appearance and functionality. For example the 'footprint' of the furniture should complement the size of the room.
GSM – Grams Per Square Metre	Quality	The weight of the towel is determined by the grams of fibre per square metre. The greater the weight per square metre the higher the quality of the towel.
Integrated	Quality	Determined by the seamless integration of finishing work and design elements. For example, the cabinetry to house kitchen appliances such as the refrigerator, dishwasher, oven and/or microwave is built to measure exactly with the specifications of each or all appliances.
Quality	Satisfactory- Moderate- Good-Very Good- Excellent	<p>For the purpose of assessing quality, the words satisfactory, moderate, good, very good and excellent are used to signify the different standards in broad terms. The Standards are defined by typical indicators which represent consumer expectations. These indicators are neither prescriptive nor definitive to recognise the wide variety of elements that may be included.</p> <p>The assessment of quality includes design elements, material, construction technique, sustainability, experiential and functional. Consumer research also showed 'modernity' (stylishness, freshness, innovativeness, avant-garde) to be a significant component of quality.</p>
Style	Quality	Determined by the integration and/or application of design elements used to support a distinct theme or decor. For example, chandeliers traditionally represent a 'classic' style and will complement all facets of a room such as the dining and lounge seating facilities, whereas recessed downlights represent a 'contemporary' style.
Theme	Quality	Determined by the overall integration of design elements of the property and its room types. For example, common hospitality design themes may include Classic, Contemporary, Art Deco, Victorian, Edwardian, Modernism or Eco-Sustainable.
Thread Count	Quality	A measure of bed linen that is determined by the number of threads woven together in a 10 square centimetre box. For example, a 250 thread count reflects 112 threads on one side of the 10 sqcm box (e.g. warp), with 138 threads on the side (e.g. weft). The warp and weft sides are each 3.16cm long.

