L.N. 86 of 2005

MALTA TRAVEL AND TOURISM SERVICES ACT (CAP. 409)

Holiday Premises (Amendment) Regulations, 2005

IN exercise of the powers conferred by article 47 of the Malta Travel and Tourism Services Act, the Miniter for Tourism and Culture, acting on the recommendation of the Malta Tourism Authority, has made the following regulations:–

Title.

1. The title of these regulatons is the Holiday Premises (Amendment) Regulations, 2005, and shall be read and construed as one with the Holiday Premises Regulations, 2002, hereinafter referred to as "the Principal Regulations".

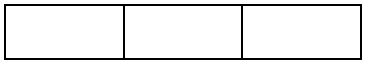
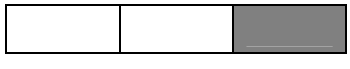
L.N. 131 of 2002.

Substitutes the First, Second and Third Schedules to the principal regulations.

2. For the First, Second and Third Shedules to the principal regulations, there shall be subsituted the following:–

"FIRST SCHEDULE

EXPLANATION TO SYMBOLS USED IN THE SCHEDULES TO THESE REGULATIONS

Information components	Meaning
GUEST BEDROOM	States the title of a MAIN AREA of the holiday premises.
Bed	States the title of a SUB AREA (within the main area of assessment: for example "bedroom")
1. Minimum bed size: 85cm X 190 cm for single; 135 cm x 190 cm for double	Description of a standard.
Standard | **Comfort** | **Superior**	Shows the classification of the holiday premises below which are specified the compulsory requirements relating to that class.
	• Cell with grey background indicates that standard is compulsory. • In this case the standard is compulsory for all categories and shall be considered as one of the minimum requirements for all categories in this type of accommodation.
	Cell with white background means that the facility or service does not apply
	• Cell with a white background followed by grey cell indicates that the standard is compulsory only for the upper category ("superior").

The symbols are used for all types of accommodation and category levels.

		Standard	Comfort	Superior
	SECOND SCHEDULE			
	Holiday Premises Detailed standards			
	1 GENERAL CONDITIONS			
1	Each holiday premises shall have separate and independent access	■	■	■
2	Each holiday premises to be clearly numbered or named	■	■	■
3	Kitchen facility.	■	■	■
4	Bedroom (separate from kitchen if not studio unit)	■	■	■
5	Minimum of one bathroom for every 6 persons.	■	■	■
6	One Bedroom with adjoining en suite bathroom.			■
7	All bedrooms with an en suite bathroom.			■
8	Living room/area.	■	■	■
9	Telephone directory		■	■
10	Hair dryer			■
11	Safe deposit box			■
12	Telephone for direct external call in unit			■
13	Accessible telephone facilities for direct external calls situated within the premises/complex housing the unit if not available in unit		■	
14	Internet access port			■
15	Colour TV with adequate reception		■	■
16	Colour TV with adequate reception in Bedroom and Living Room			■
17	Iron or ironing system in each holiday premises	■	■	■
18	Information on services at least in English	■	■	■
19	Fully detached premises (applicable for individual villas)			■

		Standard	Comfort	Superior
20	Emergency exit sign on the back of the entrance door if unit forms part of a block consisting of more than one floor	■	■	■
21	Adequate emergency lighting	■	■	■
22	An inventory list of furniture, appliances, and cost for replacement to be available.	■	■	■
23	Full length mirror			■
24	Smoke detector	■	■	■
25	One fireproof ashtray	■	■	■

Standard	Comfort	Superior

2 BEDROOM

2.1 Bed

		Standard	Comfort	Superior
1	Minimum bed sizes: 85 x 190 cm for single; 135 cm x 190 cm for double (*)	■	■	■
2	Bed linen: 2 sheets, pillow sheet, blanket and cover	■	■	■
3	One pillow per person	■	■	■
4	Additional blanket per person (applicable during period from 1st November to 31st May)	■	■	■
5	Additional pillow per person		■	■
6	Duvet			■

(*) An exception is allowed only for "standard" category: 85x180 cm / 130x180 cm

2.2 Furniture and Comfort

		Standard	Comfort	Superior
1	Window /balcony allowing natural light and ventilation into each bedroom	■	■	■
2	A blackout curtain (shutters or similar may be considered as alternative to blackout curtains)	■	■	■
3	One dressing table, mirror and one chair or armchair	■	■	■
4	One bedside table in case of single beds or two bedside tables in case of double beds	■	■	■
5	Bedside carpets (applicable to tiled floors) during period from 1st November to 31st May.	■	■	■
6	One wastepaper basket	■	■	■
7	Wardrobe with 5 similar clothes hanger per person	■	■	■
8	Heating	■	■	■
9	Air conditioning			■
10	Fan (ventilation system) if air-conditioning is not available.	■	■	■

		Standard	Comfort	Superior
11	Individually controlled bedside reading light.	■	■	■
12	Continental electric socket or adapter		■	■
13	Adequate drawer space		■	■
14	Sheers for curtains			■

2.3 Additional services

1	Availability of cot on request	■	■	■

2.4 Cleaning and general state of bedroom

1	Good state of mattress and mattress support: unbroken, body resistant	■	■	■
2	Good state of pillow slip: no head stains, burns, smears, marks or similar	■	■	■
3	Good state of bed sheet: spotless, no burns, smears, marks or similar	■	■	■
4	Good state of bed cover: no stains, burns, smears, marks or similar	■	■	■
5	Good state of walls: evidence of regular maintenance	■	■	■
6	Good state of floor: evidence of regular maintenance	■	■	■
7	Good state of furniture: sound construction, little or no signs of ageing, wear and tear	■	■	■
8	Cleaning of furniture: evidence of thorough cleaning	■	■	■
9	All lights in good functioning order	■	■	■
10	Emergency light in good functioning order	■	■	■
11	Air conditioning system to be in good operating conditions if available	■	■	■

3 BATHROOM

		Standard	Comfort	Superior
1	Bathroom walls and floor covered with impervious material or tiled	■	■	■
2	Bathroom with ventilation (window or extractor)	■	■	■
3	General lighting to enable correct vision in all bathroom areas	■	■	■
4	Continuous supply of cold and hot water for all sanitary ware, bath and/or shower	■	■	■
5	Water closet with lid	■	■	■
6	Wash-hand basin	■	■	■
7	Vanity unit with double wash hand basin			■
8	Shower cubicle	■	■	
9	Bath tub (1,40m length minimum)			■
10	Bath with hand shower			■
11	Shelving or facility for holding toiletries	■	■	■
12	Mirror	■	■	■
13	Magnifying/Shaving mirror			■
14	Disposal bag for sanitary towels	■	■	■
15	Sanitary/ waste bin	■	■	■
16	Bath/shower mat	■	■	■
17	Towel rack			■
18	Towel ring or rail	■	■	■
19	Two towels per person (hands and bath)	■	■	■
20	Three towels per person (hands, bath and another one)			■
21	Towel changed once a week	■		
22	Towel changing: shorter term or on guest request		■	■
23	Clothes hook	■	■	■
24	Two drinking glasses	■	■	■

		Standard	Comfort	Superior
25	Chair or stool			
26	Two toilet paper rolls (provided on arrival)			
27	Wrapped soap or similar (provided on arrival)			
28	Shampoo (provided on arrival)			
29	Wrapped bath soap or similar (provided on arrival)			
30	Shower cap			
31	Box of tissues			
32	One bathrobe per person			
33	Heating			

3.1 Cleaning and general state of bathroom

1	Cleaning of bathroom after check-out of any customer or at least once a week			
2	Good state of each sanitary facilities: no wear, cracks and chips or similar			
3	Good state of shower curtain or similar: no burns, stain or similar			
4	Good state of walls: no chipping, stains or similar			
5	Good state of floor: no marks, stains, evidence of water damage			
6	Good cleaning of sanitary ware: without water stains, or similar			

		Standard	Comfort	Superior
	4 KITCHEN			
1	Separate area from bedroom and bathroom (except for studios)			
2	All appliances running on electricity or gas			
3	Ventilation or forced ventilation by means of extraction hood			
4	Two fire burners			
5	Oven			
6	Microwave oven			
7	Dishwasher			
8	Kitchen refrigerator with at least 10% freezer space as per the following minimum approximate specifications:			
	(a) One bedroom premises	140 ltr	140 ltr	140 ltr
	(b) Two bedroom premises	140 ltr	140 ltr	230 ltr
	(c) Three bedroom or more	140 ltr	230 ltr	230 ltr
9	Kitchen unit with sink and draining board			
10	Table service:			
	(a) 1 set per person (knife, fork, big & dessert spoon, soup standard & dessert plates, coffee cups & plates, 1 glass)			
	(b) Same as before but 2 sets of glass per person			
	(c) Same as before but 2 sets of cutlery, glasses and standard plates			
11	Kitchen utensils: one kettle, one casserole and one frying pan			
	(a) Kitchen utensils: more casseroles and frying pan			
	(b) Small kitchen utensils: 1 big cutting & 1 small cutting knives, 1 soup serving spoon			

		Standard	Comfort	Superior
12	1 big spoon, 1 skimming spoon, 1 tweezers, 1 colander, 1 tea strainer			
13	Bread toaster			
14	Can-opener			
15	Cork-screw			
16	Bottle opener			
17	Coffee pot and teapot			
18	First Aid Box properly kitted			
19	1 Fire Extinguisher			
20	1 Fire Blanket			

4.1 Cleaning and general state of kitchen

1	Cleaning of kitchen after check-out of any customer or at least once a week			
2	Good state of walls: no flaking paint, no cracks, patches, signs of damp or similar			
3	Good state of floor: sound overlay, no cracks, no wear or similar			
4	Good state of furniture: sound construction, little or no wear and tear			
5	Good cleaning of furniture: evidence of thorough cleaning			
6	Provision of cleaning utensils in each holiday premises			
7	Good state of kitchen appliances: no cracks, chips or similar			
8	Kitchen appliances in good working order			
9	Good state of crockery and cutlery: no wear damage, cracks, chips or similar			
10	Lights in good functioning order			
11	Emergency lights in good functioning order			

		Standard	Comfort	Superior
	5 DINING/LIVING ROOM AREA			
1	Window or balcony allowing natural light and ventilation into room			
2	One dining table			
3	One coffee table			
4	Chairs commensurate with the number of occupants			
5	Sofa or armchairs			
6	If extra beds are to be available (bed, sofa or similar), maximum equals 2 persons			
7	Heating system			
8	Air conditioning system			
9	Fan if Air conditioning is not available			
10	Sheers for curtains			
5.1	**Cleaning and general state of living room/living area**			
1	Cleaning of living-room after check-out of any customer			
2	Good state of walls: no flaking paint, cracks, patches, signs of damp, blistering or similar			
3	Good state of floor: good underlay, no marks, stains, no wear or similar			
4	Good state of furniture: sound construction, little signs of damage, wear and tear			
5	Good cleaning of furniture: evidence of thorough cleaning			
6	All lights in good functioning order			
7	Air conditioning system to be in good functioning order if available			

Standard	Comfort	Superior

6 COMMON AREA
(IF APPLICABLE)

1	Good state of walls: no flaking paintwork scratches, patches or similar			
2	Good state of floor: good underlay, no marks, stains, no wear			
3	Good state of ceiling: no peeling paintwork, patches no stains			
4	General lighting in good functioning order			

6.1 Lifts (if applicable)

1	Lifts required to service all floors if premises consists of more floors higher than ground, first and second floors			
2	Good state of lift: no flaking paintwork, scratches or similar, regular maintenance			

6.2 Maintenance and other services

1	Maintenance service on call			
2	Doctor service on call			
3	Refuse collection service			
4	Maid service available on a weekly basis			
5	Additional maid service provided on request			
6	Baby sitting service (on request)			
7	Pool cleaning service (if applicable)			

	Standard	Comfort	Superior

7 POOL AREA
(IF APPLICABLE)

1	Open-air swimming pool for exclusive use			
2	Facilitated swimming pool access (ladders or stairs)			
3	Depth marks clearly visible			
4	Diving prohibition signs prominently displayed where water is less than 1.5m			
5	Life-ring' buoyancy aids complete with rope, clearly visible and sited			
6	Swimming pool with adequate lighting			
7	Sun terrace (non slip tiles/material)			

7.1 Terrace / pool area furniture

1	1 table or similar			
2	Chairs or similar			
3	Deck chairs/sun-beds			
4	BBQ facilities			
5	Parasol or shaded areas			

7.2 Cleaning and general state of pool and pool area

1	Good state of floor.			
2	Good state of handrails, no sign of corrosion			
3	Lighting in good functioning order			
4	Good state of furniture: sound construction, little signs of wear and tear			
5	Records of cleaning and chlorine/pH testing			
6	Efficient pool filtration system			

Standard	Comfort	Superior

8 MISCELLANEOUS FACILITIES

1	Laundry lines available			
2	Washing machine			
3	Tumble dryer			

9 FIRE SAFETY

(applicable to corridors and public areas in holiday premises situated within an apartment block)

1	Emergency lights in good functioning order			
2	Emergency exit luminous signs in corridors and passages, stairs and exit routes			

		Comfort	Superior

THIRD SCHEDULE

Farmhouse Accommodation Detailed Standards

1 GENERAL CONDITIONS

1	Each farmhouse accommodation with separate and independent access		
2	Each farmhouse accommodation to be clearly numbered or named		
3	Kitchen facility		
4	Bedroom (separate from kitchen)		
5	Minimum of one bathroom for every 6 persons.		
6	One Bedroom with adjoining en suite bathroom.		
7	All bedrooms with an en suite bathroom.		
8	Living room/area.		
9	Telephone directory		
10	Hair dryer		
11	Safe deposit box		
12	Telephone for direct external calls		
13	Internet access point.		
14	Colour TV with adequate reception		
15	Colour TV with adequate reception in Bedroom and Living Room		
16	Semi detached premises		
17	Adequate emergency lighting		
18	An inventory list of furniture, appliances, and cost for replacement.		

	Comfort	Superior
19 Full length mirror		
20 Smoke detector		
21 One fireproof ashtray		

		Comfort	Superior
	2 BEDROOM		
2.1	**Bed**		
1	Minimum bed sizes: 85 X 190 cm for single; 135 cm x 190 cm for double		
2	Bed linen: 2 sheets, pillow sheet, blanket and cover		
3	One pillow per person		
4	Extra blanket per person (between 1st November and 31st May, otherwise available on request)		
5	Additional pillow per person		
6	Duvet		
2.2	**Furniture and Comfort**		
1	Window /balcony allowing natural light and ventilation into each bedroom		
2	A blackout curtain (shutters or similar may be considered as alternative to blackout curtains)		
3	One dressing table, mirror and one chair or armchair		
4	One bedside table in case of single beds or two bedside tables in case of double beds		
5	Bedside carpets (applicable to tiled floors during period from 1st November to 31st May)		
6	One waste paper basket		
7	Wardrobe with 5 similar clothes hanger per person		
8	Adequate heating		
9	Fan (ventilation system) if air-conditioning is not available.		
10	Individually controlled bedside reading light		
11	Continental electric socket or adaptor		

		Comfort	Superior
12	Adequate drawer space		
13	Sheers for curtains		

2.3 Additional services

1	Iron or ironing system in each farmhouse accommodation		
2	Information on services at least in English		
3	Availability of cot or request		

2.4 Cleaning and general state of bedroom

1	Good state of mattress and mattress support: unbroken, body resistant		
2	Good state of pillow slip: no head stains, burns, smears, marks or similar		
3	Good state of bed sheet: spotless, no burns, smears, marks or similar		
4	Good state of bed cover: no stains, burns, smears, marks or similar		
5	Good state of walls: evidence of regular maintenance		
6	Good state of floor: evidence of regular maintenance		
7	Good state of furniture: sound construction		
8	Cleaning of furniture: evidence of thorough cleaning		
9	All lights in good functioning order		
10	Emergency light in good functioning order		
11	Air conditioning system to be in good operating conditions if available		

3 BATHROOM

		Comfort	Superior
1	Bathroom walls and floor covered with impervious material or tiled.	■	■
2	Bathroom with ventilation (window or extractor)	■	■
3	General lighting to enable correct vision in all bathroom areas	■	■
4	Continuous supply of cold and hot water for all sanitary ware, bath and/or shower	■	■
5	Water closet with lid	■	■
6	Wash-hand basin	■	■
7	Vanity unit with wash hand basin		■
8	Shower with curtain or similar	■	
9	Bath tub (1,40m length minimum)		■
10	Bath with hand shower		■
11	Shelving or facility for holding toiletries	■	■
12	Mirror	■	■
13	Magnifying/Shaving mirror		■
14	Disposal bag for sanitary towels	■	■
15	Sanitary/ waste bin	■	■
16	Bath/shower mat	■	■
17	Towel rack		■
18	Towel ring or rail	■	■
19	Two towels per person (hands and bath)	■	■
20	Three towels per person (hands, bath and another one)		■
21	Towel changed once a week	■	■
22	Towel changing: shorter term or on guest request	■	■
23	Clothes hook	■	■
24	Two drinking glasses	■	■

		Comfort	Superior
25	Chair or stool		
26	Two toilet paper rolls (provided on arrival)		
27	Wrapped soap or similar (provided on arrival)		
28	Shampoo (provided on arrival)		
29	Wrapped bath soap or similar (provided on arrival)		
30	Shower cap		
31	Box of tissues		
32	One Bathrobe per person		
33	Heating		

3.1 Cleaning and general state of bathroom

1	Cleaning of bathroom after check-out of any customer or at least once a week		
2	Good state of each sanitary facilities: no wear, cracks and chips or similar		
3	Good state of shower curtain or similar: no burns, stain or similar		
4	Good state of walls: no chipping, stains or similar		
5	Good state of floor: no marks, stains, evidence of water damage		
6	Good cleaning of sanitary ware: without water stains, or similar		

4 KITCHEN

		Comfort	Superior
1	Separate and enclosed area from bedroom and bathroom		
2	Ventilation or forced ventilation by means of extraction hood		
3	Two fire burners		
4	Oven		
5	Microwave oven		
6	Dishwasher		
7	Kitchen refrigerator with at least 10% freezer space as per the following minimum approximate specifications:		
	a. One bedroom premises	140 ltr	140 ltr
	b. Two bedroom premises	140 ltr	230 ltr
	c. Three bedroom or more	230 ltr	230 ltr
8	Kitchen unit with sink and drain board.		
9	Table service:		
	a. 1 set per person (knife, fork, big & dessert spoon, soup & standard & dessert plates, coffee cups & plates, 1 glass)		
	b. Same as before but 2 sets of glass per person		
	c. Same as before but 2 sets of cutlery, glasses and standard plates		
10	Kitchen utensils: one kettle, one casserole and one frying pan		
	a. Kitchen utensils: more casseroles and frying pan		
	b. Small kitchen utensils: 1 big cutting & 1 small cutting knives, 1 soup serving spoon		
11	1 big spoon, 1 skimming spoon, 1 colander, 1 tea strainer		
12	Bread toaster		
13	Can-opener		

		Comfort	Superior
14	Cork-screw		
15	Bottle opener		
16	Coffee pot and teapot		
17	First Aid Box properly kitted		
18	1 Fire Extinguisher		
19	1 Fire Blanket		

4.1 Cleaning and general state of kitchen

1	Cleaning of kitchen after check-out of any customer		
2	Good state of walls: evidence of regular maintenance and repair		
3	Good state of floor: sound overlay, no broken tiles, evidence of regular maintenance		
4	Good state of furniture: sound construction, in good condition		
5	Good cleaning of furniture: evidence of thorough cleaning		
6	Provision of cleaning utensils in each farmhouse accommodation		
7	Good state of kitchen appliances: no cracks, chips or similar		
8	Kitchen appliances in good working order		
9	Good state of crockery and cutlery: no wear damage, cracks, chips or similar		
10	Lights in good functioning order		
11	Emergency lights in good functioning order		

		Comfort	Superior
	5 DINING/LIVING ROOM		
1	Window or balcony allowing natural light and ventilation into room		
2	One dining table		
3	One coffee table		
4	Chairs commensurate with number of occupants		
5	Sofa or armchairs		
6	If extra beds are to be available (bed, sofa or similar), maximum equals 2 persons		
7	Heating system		
8	Fan if air-conditioning is not available		
9	Sheers for curtains		
10	Open or closed fire place, stove or similar		
5.1	**Cleaning and general state of living room**		
1	Cleaning of living-room after check-out of any customer		
2	Good state of walls: evidence of regular maintenance and repair		
3	Good state of floor: no broken tiles, evidence of regular maintenance		
4	Good state of furniture: sound construction, in good state of repair		
5	Good cleaning of furniture: evidence of thorough cleaning		
6	All lights in good functioning order		
7	Air conditioning system to be in good functioning order if available		

		Comfort	Superior

6 MAINTENANCE AND OTHER SERVICES

1	Maintenance service on call		
2	Doctor service on call		
3	Refuse collection service		
4	Maid service available on a weekly basis		
5	Additional maid service provided on request		
6	Baby sitting service (on request)		
7	Pool cleaning service (if applicable)		

7 POOL AREA

1	Open-air swimming pool for exclusive use		
2	Facilitated swimming pool access (ladders or stairs)		
3	Depth marks clearly visible		
4	Diving prohibition signs prominently displayed where water is less than 1.5m		
5	Life-ring buoyancy aids complete with rope, clearly visible and sited		
6	Swimming pool with adequate lighting		
7	Sun terrace (non slip tiles/material)		

7.2 Terrace / pool area furniture

1	1 table or similar		
2	Chairs or similar		
3	Deck chairs or sun-beds		
4	BBQ facilities		
5	Parasol or shaded areas		

		Comfort	Superior
7.3	**Cleaning and general state of pool and pool area**		
1	Good state of floor. no broken tiles, cracks or similar		
2	Good state of handrails, no sign of corrosion		
3	Lighting in good functioning order		
4	Good state of furniture sound construction, little signs of wear and tear		
5	Records of cleaning and chlorine/pH testing		
6	Efficient pool filtration system		

8 MISCELLANEOUS FACILITIES

1	Laundry lines available		

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