

L.N. 283 of 2005

**MALTA TRAVEL AND TOURISM SERVICES ACT
(CAP. 409)**

**Tourism Accommodation Establishments (Amendment)
Regulations, 2005**

IN exercise of the powers conferred by article 12 (2) of the Malta Travel and Tourism Services Act, the Minister for Tourism and Culture, after consulting the Malta Tourism Authority, has made the following regulations:–

Citation.

1. The title of these regulations is the Tourism Accommodation Establishments (Amendment) Regulations, 2005, and they shall be read and construed as one with the Tourism Accommodation Establishments Regulations, 2002, hereinafter referred to as “the principal regulations”.

L.N. 82 of 2002.

Amends the Second Schedule to the principal regulations.

2. The Second Schedule to the principal regulations shall be amended as follows:–

(a) in sub-article (2) of article 1, in paragraph IV, the words “, except for hotels classified as Five Star,” shall be deleted.

(b) immediately after paragraph 3 of item 3.3, there shall be added the following:–

“3.3A Five Star

1 Built 25m²

2 37m² to 40 m²

3 41m² or more

			25
			50

”.

(c) the white cells in paragraphs 1, 2, 3, 4, 5 and 6 of item 3.4 shall be shaded grey; and

(d) for item 6 – Self Catering Unit, there shall be substituted item 6 in Annex A to these regulations.

Substitutes the Third Schedule to the principal regulations.

3. For the Third Schedule to the principal regulations there shall be substituted the schedule in Annex B to these regulations.

4. For the Fourth Schedule to the principal regulations there shall be substituted the schedule in Annex C to these regulations.

Substitutes the Fourth Schedule to the principal regulations.

ANNEX A

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6 SELF CATERING UNIT
(Apartments or Studio rooms)

6.1 General

- 1 All apartments/studios with a separate entrance/access
- 2 All apartments with kitchen facilities
- 3 All apartments with separate bedroom (from kitchen)
- 4 All apartments with an interconnecting bathroom
- 5 All apartments with living area
- 6 All apartments/studios clearly numbered or named
- 7 Studios are to have bedroom and living area, interconnected bathroom, kitchen facilities and separate studio entrance.

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10	10		

6.2 BEDROOM**6.2.1 Bed**

- 1 Minimum bed sizes: 85 X 190 cm for single; 135 cm x 190 cm for double *
- 2 Bigger sizes than established minimum (110 cm width or more for single; 150 cm width for double or more; 200 cm length or more for both types of beds)
- 3 Bed linen: 2 sheets, pillow sheet, blanket and cover
- 4 One pillow per person
- 5 Extra blanket per person available (between 1st November and 31st May, otherwise available on request)
- 6 Additional pillow per person
- 7 Bed sheets changed every day
- 8 Bed sheets changed every other day
- 9 Bed sheets changed every 3 days or on request

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15			
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30	30		

* an exception is allowed only for 2 star category: 85 x 180cm for single, 135 x 180cm for double

6.2.2 Furniture and Comfort

- 1 Window / balcony allowing natural light and ventilation in room
- 2 Blackout curtain (or similar) to exclude natural/external light

		2*	3*	4*	5*
3	One dressing table and one chair	20			
4	One small table or night table				
5	Non slip bedside carpets for tiled floors				
6	Luggage rack	20			
7	One fireproof ashtray (provided only in smoking floor or bedroom)				
8	One wastepaper basket				
9	One mirror				
10	A full length mirror	20	20		
11	Wardrobe with 5 similar clothes hanger per person				
12	Heating system				
13	Air conditioning with individual control in each room	40	40		
14	Fan (ventilation system): compulsory for 3-star if there is no air conditioning (available between 1st May till 30th October and on request)	20			
15	Individual bedside reading light	10			
16	Central light controllable from bed	15	15	15	
17	Availability of more than one electric socket	10	10	10	10
18	European socket system: adapters available for 3/4 star	10	10		

6.2.3 Additional services

1	Music in bedroom via radio or TV channel	15	15		
2	Colour TV*	40			
3	Colour TV with 2 foreign languages *	15	15		
4	Colour TV with 3 to 4 foreign languages or more *	30	30		
5	Viewing of videos/DVD's /Pay TV from the bedroom	15	15	15	
6	Availability of TV remote control	10	10		
7	Facility to make direct internal calls				
8	Telephone for direct external calls	45			
9	Directory of hotel services in English and 1 foreign language	10			
10	Information on hotel services in at least one foreign language, apart from English at reception				
11	Writing accessories (envelopes, paper, pencil or ball-point-pen, etc...)	5	5		

	2*	3*	4*	5*
12 Safe deposit box	20	20		
13 Mini-bar	25	25		
14 Wake-up call service				
15 Automatic alarm clock service (in addition to personal service)	15	15		
16 Plastic bags for soiled clothes	5	5		
17 Iron or ironing system in each apartment	10	10	10	
18 Express valet services (less than one hour)	15	15	15	
19 "Do not disturb" sign or similar				
20 Emergency exit plan displayed on the back of the entrance door				
21 Availability of cot	20			
22 Sofa or bed-couch	10	10	10	
23 Arm chair (or similar) provided instead of chair	10	10	10	
24 Smoke detector in bedroom	50	50		
25 Night position lighting	10	10	10	
25 Apartments reserved for non smokers	30	30	30	

* may be located in another room of the self catering unit

6.2.4 Cleaning and general state of bedroom

1	Cleaning of bedroom 5 days a week	20	20		
2	Cleaning of bedroom every 3 days				
3	Good state of mattress and mattress support: unbroken, body resistant				
4	Good state of pillow slip: no head stains, burns, creases or similar				
5	Good state of bed sheet: spotless, no burns, smears, marks or similar				
6	Good state of bed cover: no stains, burns, smears, marks or similar				
7	Good state of walls: no flaking paint, cracks, patches, sign of damp, blistering or similar				
8	Good state of floor: good underlay, no marks, stains, burns, no wear and tear				
9	Good state of ceilings: no stains, peeling paintwork, patches or similar				
10	Good state of furniture: sound construction, little or no signs of ageing, wear and tear				
11	Good cleaning of furniture: evidence of thorough cleaning				

2*	3*	4*	5*
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- 12 Air Conditioner in good operating conditions
- 13 Ventilation systems in good operating conditions
- 14 TV in good operating conditions
- 15 All lights and electric sockets in good functioning order

6.3 BATHROOM

6.3.1 Sanitary facilities

- 1 Continuous supply of cold and hot water for sanitary ware*
- 2 Water closet with lid
- 3 Separate and closed space for WC
- 4 Two toilet paper rolls
- 5 Wash-hand basin
- 6 Double wash-hand basin
- 7 Wrapped soap or distributor
- 8 Bidet with separate towel hanger
- 9 Sanitary bin
- 10 Disposal bag

* supply of hot water for water cistern not applicable

50	50	50	50
30	30	30	30
30	30	30	30

6.3.2 Bathroom

- 1 Continuous supply of cold and hot water
- 2 Shower cubicle
- 3 Separate (from the bath tub) shower cubicle
- 4 Fixed bath tub (1,40m length minimum) complete with hand rail, curtain rail or similar
- 5 Bathroom walls and floor covered with impervious material or tiled
- 6 Towel hanger
- 7 Two towels per person (hands and bath)
- 8 Three towels per person (hands, bath and another one)
- 9 Bathroom mat
- 10 Shelving or facility for holding toiletries

45	45	45	45
40	40		
25	25	25	

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11 Mirror

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6.3.3 Complementary and miscellaneous

- 1 General lighting to enable correct vision in all bathroom areas
- 2 Each bathroom with effective system of natural or mechanical ventilation
- 3 Towels changed everyday
- 4 Towels changed every other day or on guests' request
- 5 Towels changed every 3 days or on guests' request
- 6 Electrical shaver unit (availability of adapter at the reception)
- 7 Telephone
- 8 One clothes hook per person
- 9 One drinking glass per person
- 10 Hair dryer if not available in the bedroom
- 11 Magnifying/Shaving mirror
- 12 Chair or stool
- 13 Weighing scale
- 14 Shampoo: supply available
- 15 Bath soap: supply available
- 16 One shower cap per person
- 17 Paper handkerchiefs
- 18 Daily replenishment of toilet accessories
- 19 Music in bathroom
- 20 One bathrobe per person provided
- 21 Properly trapped drain-away built in bathroom floor
- 22 Heated towel rails
- 23 Bathroom with same ambient temperature as the bedroom

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10	10	10	
30	30		

6.3.4 Cleaning and general state of bathroom

- 1 Daily cleaning of bathroom
- 2 Good state of sanitary ware: no wear, cracks, chips, stains or similar
- 3 Good state of shower curtain or similar: no burns, stains or similar

2*	3*	4*	5*
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- 4 Good state of walls: no chipping, cracks or similar
- 5 Good state of floor: no marks, stains, evidence of water damage
- 6 Good state of ceiling: no stains, peeling paintwork, patches, condensation damage
- 7 Good cleaning of sanitary ware: without water stains or similar
- 8 Good cleaning of furniture: evidence of thorough cleaning

6.4 KITCHEN

- 1 Separate area from bedroom and bathroom
- 2 Enclosed area
- 3 All appliances running on electricity
- 4 Forced ventilation or extraction close to the cooking area
- 5 Two fire rings
- 6 Oven
- 7 Microwave oven
- 8 Cooker hood with extractor
- 9 Dishwasher
- 10 Refrigerator with freezer
- 11 Independent freezer
- 12 Material for wash-basin: stainless steel or solid and impermeable
- 13 Table service:
 - A 1 set per person (knife, fork, big & dessert spoon, soup & standard & dessert plates, coffee cups & plates, 1 glass) per person
 - B Same as above but 2 sets of glass per person
 - C Same as above but 2 sets of cutlery, glasses and standard plates
- 14 Kitchen utensils: one kettle, one casserole and one frying pan
- 15 Kitchen utensils: more than one casserole and frying pan
- 16 Small kitchen utensils: 1 big cutting & 1 small cutting knives, 1 soup serving spoon, 1 big spoon, 1 skimming spoon, 1 tweezers, 1 filter
- 17 Coffee / tea pot or machine
- 18 Bread toaster

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40	40		
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20	20		
10	10		
10			

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- 19 Table linen: 1 napkin per person
- 20 Can-opener
- 21 Cork-screw
- 22 Bottle opener
- 23 Fire Extinguisher and Fire blanket available

10	10	10	

6.4.1 Cleaning and general state of kitchen

- 1 Cleaning of kitchen after check-out of any customer or at least once a week
- 2 Daily cleaning of kitchen
- 3 Good state of walls: no flaking paint, cracks, patches, signs of damp, blistering or similar
- 4 Good state of floor: good underlay, no marks, stains, burns, no wear and tear
- 5 Good state of ceilings: no stains, peeling paintwork, patches or similar
- 6 Good state of furniture: sound construction, little or no signs of wear and tear
- 7 Good cleaning of furniture: evidence of thorough cleaning
- 8 Cleaning utensils provided in every apartment
- 9 All appliances in good functional order
- 10 All lights in good functioning order

15	15		

6.5 Living room/area

- 1 Window or balcony allowing natural light and ventilation into room
- 2 One dining table
- 3 One small table
- 4 Chairs (one per person)
- 5 Sofa or 2 armchairs
- 6 Bed sofa, convertible bed or bunk bed
- 7 Heating system
- 8 Air conditioning
- 9 Air conditioning with individual or remote control
- 10 General lighting 24 hours
- 11 Focal or indirect lighting

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40	40		
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12	Natural lighting	5	5		
13	Blackout curtain or similar to exclude natural and external light				
14	Colour TV in addition to the one at the bedroom	30	30	30	
15	Colour TV with 4 foreign languages	40	40	40	
16	TV remote control available	10	10	10	
17	Telephone for internal and external phone calls in addition to the one at the bedroom	15	15	15	

6.5.1 Cleaning and general state of living room

1	Daily cleaning of living room				
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, burns, no wear and tear				
4	Good state of ceilings: no stains, peeling paintwork, patches or similar				
5	Good state of furniture: sound construction, little or no signs of ageing, wear and tear				
6	Good cleaning of furniture: evidence of thorough cleaning				
7	TV in good operating conditions				
8	All lights and electric sockets in good functioning order				
9	Air Conditioner in good operating conditions				

ANNEX B

THIRD SCHEDULE

APARTHOTELS

1. (1) “Aparthotel” has the same general meaning as that indicated by “hotel” in Article 2 of the Act and in sub paragraphs 1(i) (iii) and (v) of the Second Schedule to these regulations.

Description.

(2) Aparthotel accommodation shall be provided in self- catering units but may also have a number of hotel rooms or suites, provided that these do not constitute more than fifty per cent of the total number of units within the aparthotel.

2. Aparthotels shall be classified by the Authority in four different grades from Two to Five stars, with Two stars denoting the lowest grade and Five stars denoting the highest grade.

Classification in four grades in star system.

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APARTHOTEL STANDARDS

1 GENERAL

The general requirements of aparthotels shall be the same as those indicated for 2, 3, 4 and 5 star hotels under the Second Schedule of these regulations.

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2 MINIMUM FLOOR AREA OF STANDARD GUEST BEDROOM

The minimum floor area of standard guest bedrooms forming part of an aparthotel shall be the same as specified in minimum floor area of standard guest bedrooms forming part of 2, 3, 4 and 5 star hotels in The Second Schedule of these regulations.

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3 MINIMUM FLOOR AREA OF SELF CATERING UNIT

The minimum floor area of self catering units forming part of an aparthotel shall be the same as specified in minimum floor area of self catering units forming part 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.

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4 GUEST HOTEL BEDROOM

The standard requirements for guest hotel bedrooms forming part of an aparthotel shall the same as specified in the standard requirements for guest hotel bedrooms forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.

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5 HOTEL ROOM AND SUITE

The standard requirements for hotel rooms and suites forming part of an aparthotel shall be the same as those shown for hotel rooms forming part of a hotel, as indicated for 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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6 SELF CATERING UNIT

The standard requirements for self catering units forming part of an aparthotel shall the same as specified in the standard requirements for self catering units forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.

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7 RECEPTION SERVICES AND OTHERS

The standard requirements for reception services and others forming part of an aparthotel shall be the same as those for reception services and others forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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8 FACILITIES AND SERVICES

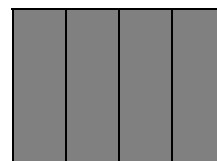
The standard requirements for facilities and services forming part of an aparthotel shall be the same as those for facilities and services forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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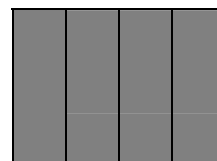
9 **BREAKFAST**

The standard requirements for breakfast forming part of an aparthotel shall be the same as those for breakfast forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



10 **BAR**

The standard requirements for bars forming part of an aparthotel shall be the same as those for bars forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



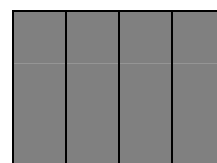
11 **RESTAURANT**

The standard requirements for restaurants forming part of aparthotels shall be the same as those for restaurants forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



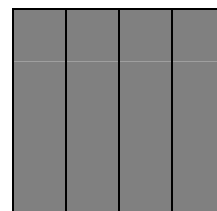
12 **KITCHEN**

The standard requirements for kitchen forming part of an aparthotel shall be the same as those for kitchen forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



13 **FIRE SAFETY SYSTEM**

The standard requirements for the fire safety system forming part of an aparthotel shall be the same as those for the fire safety system forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



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14 LEISURE FACILITIES

The standard requirements for leisure facilities forming part of an aparthotel shall be the same as those for leisure facilities forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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15 MISCELLANEOUS FACILITIES

The standard requirements for miscellaneous facilities forming part of an aparthotel shall be the same as those for miscellaneous facilities forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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16 SPORT FACILITIES

The standard requirements for sport facilities forming part of an aparthotel shall be the same as those for sport facilities forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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ANNEX C

FOURTH SCHEDULE

TOURIST VILLAGES

1. (1) “Tourist village” has the same general meaning as **Description.** that indicated by “hotel” in Article 2 of the Act, and in sub paragraphs 1 (iii) and (v) of the Second Schedule to these regulations.

(2) In addition a tourist village shall be -

- (i) sited within an extensive and single parcel of land;
- (ii) designed as not to exceed a building height of three floors;
- (iii) provide a common entrance and reception;
- (iv) offer opportunities for sport, recreation and other outdoor activities.

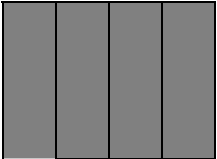
(3) Accommodation shall be provided in self catering units or in a mix of such units and hotel-type rooms.

2. Tourist villages shall be classified by the Authority in four different grades from Two to Five stars, with Two stars denoting the lowest grade and Five stars denoting the highest grade. **Classification in four grades in star system.**

TOURIST VILLAGE STANDARDS

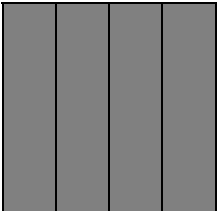
1 GENERAL

The general requirements of tourist villages shall be the same as those indicated for 2, 3, 4 and 5 star hotels under the Second Schedule of these regulations.



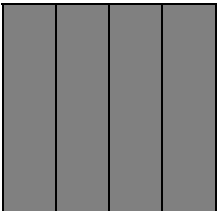
2 MINIMUM FLOOR AREA OF STANDARD GUEST BEDROOM

The minimum floor area of standard guest bedrooms forming part of a tourist village shall be the same as specified in the minimum floor area of standard guest bedrooms forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.



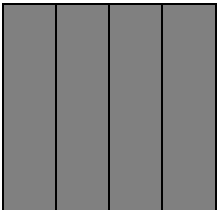
3 MINIMUM FLOOR AREA OF SELF CATERING UNIT

The minimum floor area of self catering units forming part of a tourist village shall be the same as specified in the minimum floor area of self catering units forming part 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.



4 GUEST HOTEL BEDROOM

The standard requirements for guest hotel bedrooms forming part of a tourist village shall be the same as specified in the standard requirements for guest hotel bedrooms forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.



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5

HOTEL ROOM AND SUITE

The standard requirements for hotel rooms and suites forming part of a tourist village shall be the same as those shown for hotel rooms and suites forming part of a hotel, as indicated for 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

6

SELF CATERING UNIT

The standard requirements for self catering units forming part of a tourist village shall be the same as specified in the standard requirements for self catering units forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these regulations.

7

RECEPTION SERVICES AND OTHERS

The standard requirements for reception services and others forming part of a tourist village shall be the same as those for reception services and others forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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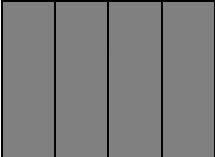
FACILITIES AND SERVICES

The standard requirements for facilities and services forming part of a tourist village shall be the same as those for facilities and services forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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9 BREAKFAST

The standard requirements for breakfast forming part of a tourist village shall be the same as those for breakfast forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



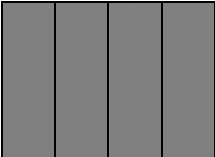
10 BAR

The standard requirements for bars forming part of a tourist village shall be the same as those for bars forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



11 RESTAURANT

The standard requirements for restaurants forming part of tourist villages shall be the same as those for restaurants forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



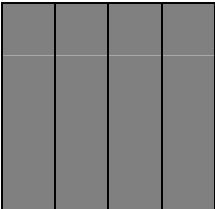
12 KITCHEN

The standard requirements for kitchen forming part of a tourist village shall be the same as those for kitchen forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



13 FIRE SAFETY SYSTEM

The standard requirements for the fire safety system forming part of a tourist village shall be the same as those for the fire safety system forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.



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LEISURE FACILITIES

The standard requirements for leisure facilities forming part of a tourist village shall be the same as those for leisure facilities forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations.

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MISCELLANEOUS FACILITIES

The standard requirements for miscellaneous facilities forming part of a tourist village shall be the same as those for miscellaneous facilities forming part of a 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations. In addition, the following requirements are also to be provided;

- 1 Open-air swimming pool of 25 m x 10 m (total surface)
- 2 Open-air children swimming pool
- 3 Hammocks
- 4 Parasols
- 5 Towel services
- Mini-market (compulsory if there is not a mini-market a
- 6 distance of 300 m from village entrance)
- 7 Other shops/ retail outlets

40	40	40	
20	20	20	
15	15	15	
10	10		
30	30	30	

16

SPORT FACILITIES

The standard requirements for sport facilities forming part of a tourist village shall be the same as those for sport facilities forming part of 2, 3, 4 and 5 star hotels in the Second Schedule of these Regulations. In addition, the following requirements are also to be provided.

- 1 2 sports installations
- 2 Recreational day program
- 3 Recreational night program

2*	3*	4*	5*
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- 4 Special children program
- 5 Open air children play ground
- 6 Nursery

	20	20	
	35	35	