

**ACCOMMODATION STANDARD (NO. 5)  
RELOCATABLE CABIN**

**LIQUOR AND ACCOMMODATION ACT 1990  
PART 3, SECTION 109  
PROVISION OF TOURIST ACCOMMODATION**

**1. PROVISION OF TOURIST ACCOMMODATION DEFINED**

A person is to be taken to be providing tourist accommodation if that person provides overnight lodging facilities for tourists or travellers for a consideration (s 104).

**2. ACCOMMODATION STANDARDS**

The Board shall from time to time and in consultation with the Director of Tourism formulate and publish accommodation standards, which prescribe -

- (a) various classifications of tourist accommodation; and
- (b) the minimum standards of amenities and facilities which must be met by tourist accommodation in each classification (s 109)

**3. CLASSIFICATIONS**

In accordance with 2.(a) above the following classification of tourist accommodation is hereby defined:-

**3.1 A RELOCATABLE CABIN SHALL:**

- (a) be located in a caravan park and comply with the Building Code of Australia requirements for an unregisterable, relocatable dwelling,
- (b) provide car parking space for each cabin,
- (c) have its own kitchen and dining facilities,
- (d) have laundry facilities on a communal or individual basis,
- (e) have adequate crockery, cutlery, and cooking utensils,
- (f) provide cleaning equipment,
- (g) be only used by one family or group travelling together; and
- (h) be situated on sites which comply with the requirements of Accommodation Standards (NO. 2) CARAVAN PARK in clauses 4.4.1. and 4.4.2.

Where appropriate or applicable the requirements of this Accommodation Standard may apply to caravans which are placed on site in a caravan park and are offered to the travelling public for overnight accommodation.

Complete servicing must be performed before each new occupancy. However there is no obligation on the licensee to service the accommodation daily.

Servicing Defined

"Daily servicing or during period of occupancy" means making of bed/s, tidying, cleaning (including bathrooms where provided), changing of towels, disposing of rubbish but does not necessarily mean a change of bed linen.

"Complete servicing" means changing of the bed linen, complete cleaning of entire area, change of towels, disposal of rubbish and attention to any other matters prior to a new occupancy.

#### **4. MINIMUM REQUIREMENTS FOR BEDROOMS**

##### **4.1 EITHER BUNKS OR BEDS MAY BE PROVIDED**

(a) As a general rule the following percentages of clear floor space (i.e. excluding beds and furniture) must be provided.

(i) Designated Sleeping Areas:-

Where beds and or bunks only are provided clear floor space should be at least 50% of total floor area: and

(ii) Other sleeping areas

Where beds and/or bunks are provided in a passage way or alcove primarily for the accommodation of children, clear floor space shall be sufficient to not obstruct access and allowance is to be made for adequate storage areas.

(b) Where bunks are provided they are to comply with the current Australian Standard.

##### **4.2.1 EACH BEDROOM OTHER THAN A DESIGNATED SLEEPING AREA SHALL BE PROVIDED WITH:-**

- (i) suitable beds, linen and blankets, pillows and mattresses fitted with washable covers, sufficient for the number of persons that may be accommodated,
- (ii) a mirror; (recommended minimum 600mm x 450mm),
- (iii) a waste container,
- (iv) an adequate form of safe heating,
- (v) appropriate window covering/s,
- (vi) sufficient coat hooks, hanging space and secure storage for each person,
- (vii) a bedside light and shelf for each occupant; and
- (viii) appropriate floor coverings.

##### **4.2.2 SLEEPING AREAS IN A NON DEFINED BEDROOM SHALL BE PROVIDED WITH:**

- (i) suitable pillows and mattresses fitted with washable covers,
- (ii) an adequate means to heat this sleeping area,
- (iii) appropriate window coverings; and
- (iv) storage space within this sleeping area or conveniently located elsewhere.

#### **5. COMMUNAL BATHING AND TOILET FACILITIES**

5.1. Communal bathing and toilet facilities are to be provided as defined in Accommodation Standards (NO.2) CARAVAN PARK in clauses 4.2, 4.2.1., 4.2.2. and 4.2.3.

## 5.2 PRIVATE EN SUITE FACILITIES

5.2.1. Where private en suite facilities are provided they are to be fitted out and finished to the satisfaction of the Commissioner for Licensing.

## 5.3 SEPARATE TOILET CUBICLE

Where a separate toilet cubicle is provided from bathing facilities the toilet cubicle must be of adequate size.

A separate toilet facility shall be provided with:

- (i) a coat hook,
- (ii) a toilet paper dispenser,
- (iii) a door to give privacy, fitted with an approved latching device,
- (iv) fixed or mechanical ventilation,
- (v) sanitary bags and a lined lidded bin in the toilet cubicle,
- (vi) appropriate window coverings; and
- (vii) impervious non slip floor coverings.

## 6. GUEST LAUNDRY FACILITIES

Guests laundry facilities may be provided on an individual or communal basis. Where laundry facilities are provided they shall:-

- (i) be of an adequate size,
- (ii) have impervious floors,
- (iii) have adequate washing machine/s, sufficient tub/s with hot and cold water,
- (iv) dryers or sufficient outdoor drying facilities,
- (v) sufficient iron/s and ironing board/s; and
- (vi) have adequate ventilation.

## 7. CATERING FACILITIES

Where catering facilities are provided on an individual or communal basis, the following facilities for the preparation, cooking, storage and eating of food are to be provided:-

- (a) a stove or other acceptable alternative,
- (b) adequate food storage space, including a refrigerator of sufficient size,
- (c) cutlery, crockery, cooking utensils and storage space sufficient for the number of persons that may be accommodated,
- (d) a stainless steel or equivalent durable sink to which there is supplied an adequate supply of both hot and cold water,
- (e) a refuse receptacle,
- (f) impervious easily cleaned surfaces including floors,

- (g) a table or breakfast bar and dining seating sufficient for the number of persons that may be accommodated,
- (h) sufficient cleaning equipment, detergents, tea towels etc.,
- (i) adequate kitchen storage space finished with a material that has an impervious easily cleaned surface; and
- (j) sufficient power points.

## 8. LOUNGE AREAS

Lounge areas are to be provided with;

- (a) adequate seating,
- (b) adequate power points; and
- (c) an adequate form of heating.

## 9. GENERAL REQUIREMENTS

- 9.1 Notwithstanding anything contained elsewhere in this Accommodation Standard and subject to the Liquor and Accommodation Act, 1990 if, in relation to any particular accommodation premises the Commissioner is satisfied that having regard to the relevant circumstances, compliance with any of the provisions of this Accommodation standard would impose undue hardship on the Applicant or Licensee or that for any reason considered by the Commissioner to be sufficient the Commissioner may vary, modify or exempt the Applicant or Licensee from any requirement(s) of these Accommodation Standards.
- 9.2 The number of persons capable of being accommodated shall be as approved by the Commissioner.
- 9.3 All premises holding an Accommodation Licence shall continue to comply with the requirements of any relevant statutory authority.
- 9.4 All interior and exterior surfaces of buildings are to be properly constructed, fitted and maintained.
- 9.5 Landscaping and paving that is provided is to be maintained in good condition.
- 9.6 Provide 1 car parking space contained within the site boundary of the relocatable cabin or in a designated car parking area without impinging upon another site, its free space, setbacks, or being detrimental to privacy. The car park is to be surfaced and maintained in good condition.
- 9.7 All exterior doors to sleeping accommodation shall be numbered or named and fitted with approved locking devices.
- 9.8 Reception:-
- 9.8.1 As a general rule accommodation premises shall provide a reception facility commensurate with the type and style of premises.
- 9.8.2. A reception facility where so required may be required to provide one or more of the following:-
- (a) luggage storage,
  - (b) a bell or other device to enable a person to attract attention to his or her presence in the reception area,
  - (c) a pay telephone when direct dial telephones are not provided in the sleeping accommodation or on the premises; and
  - (d) information or brochures on local activities and points of interest to visitors.

- 9.8.3. For the convenience of guests, contact telephone numbers and the addresses or location of the licensee (or representative) and emergency services shall be displayed
- 9.9 All public and accommodation areas are to be provided with wall to wall carpet or other approved coverings, construction or floor finish.
- 9.10 All sleeping accommodation to be fully serviced after each occupancy.
- 9.11 Access to facilities provided for public patrons shall be separated from access to facilities provided exclusively for overnight guests.
- 9.12 Provide an additional power point conveniently located for use by guests.
- 9.13 Where practicable light fittings are to be provided with shades and diffusers. Globes are to be of sufficient power for the use intended.
- 9.14 Where children are catered for, approved children's high chairs are to be made available on request.
- 9.15 An adequate area for storage of refuse is to be provided, screened from public view.
- 9.16 An approved storage area for fresh linen and a separate cleaners storage area are to be provided.
- 9.17 The Licensee of an accommodation premises shall not in any way represent those premises as being classified in a category other than the classification specified in the licence.
- 9.18 Where manager's accommodation is provided, it must have its own private bathing, toilet and catering facilities.
- 9.19 Where facilities for the disabled are provided they shall conform to the relevant Australian Standard.
- 9.20 Where children are catered for cots are to be available on request.
- 9.21 So far as is practicable furniture and furnishings are to be made of a non flammable and/or fire retardant material.
- 9.22 Provide an adequate number of power points conveniently located having regard to the appliances to be used.
- 9.23 As a guide heating is to be provided on the basis of 1200 watts for every 10m square in an insulated structure or to a higher rate in an uninsulated structure.
- 9.24 Flyscreens are to be fitted to each openable window and door.
- 9.25 Where more than one relocatable cabin is provided in a caravan park, cooking utensils and equipment shall be where practicable standardised.
- 9.26 Hot water supply needs to be sufficient to supply hot water equal to the number of guests accommodated including their bathing requirements.
- 9.27 Access steps and ramps need to be safe, well constructed and shall form part of the relocatable cabin dimensions on the site.
- 9.28 Provide lining to eaves, fit guttering and down pipes.
- 9.29 Sliding door tracks need to be covered with pelmet boards.
- 9.30 Splashbacks of impervious approved materials need to be supplied at all wet areas.
- 9.31 All taps are to display their hot or cold identification.