

**University of Salahaddin
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Hotel Guest Rooms and Suites

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Guest Rooms and Suites[Planning and design]

1-Marketing

The income from rooms is invariably the largest source of hotel revenue and makes the largest contribution to gross profit. The requirements for guestrooms are largely dictated by the market analysis:-

Main markets:- Demand for single, double, twin and family rooms.

Fluctuation (seasonal, weekend):- Furniture and equipment needs. adaptability.

Quality and grades:- Standards of sophistication, room size and individuality suites room service.



Guest Rooms and Suites[Planning and design]

1-Marketing

Lengths of stay:- Size of rooms, amount of furniture, wardrobe and drawer space, facilities in rooms, lounge- work areas.

Feasibility:- Rationalization and space saving: construction method, equipment and furnishings budget, housekeeping needs.

2-Space saving

Room dimensions are critical. Reductions in the area of a room are multiplied by the number of rooms involved. A **12 %**saving in room area represents more than the total space usually required for all public areas. However, rooms which are too small are often visually restrictive or crowded, inflexible and difficult to service. Often this leads to increased wall and furniture damage.



Guest Rooms and Suites[Planning and design]

Circulation

Usually between **25%** and **35%** of the total gross built area is taken up by corridors, stairs, lift shafts, associated service rooms and ducts.

3-Standardization

Rooms are mainly repetitive in size with various options of furniture arrangement. Standardization is important in:-

- **Cost and time savings in construction and prefabrication.**
- **Uniform quality and pricing in chain operations.**
- **Efficiency in organization of room cleaning.**
- **Economy in bulk purchasing of equipment, furniture and furnishings.**
- **Rationalization of maintenance, work and replacements.**



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Typical ratios of room types

	Single/ double (a)	Twin	Notes
Resort hotels	15%	85%	Convertible family rooms with sofa bed
City/suburban hotels	50%	50%	
Budget hotels/motels		100%	Standardized family rooms

Note: (a) Usually with double or queen-sized beds for flexibility.