

Translation for convenience only

This is a non-binding English courtesy translation of the Israel Ministry of Tourism. The Hebrew version of the *Physical Standards for the Planning and Classification of Tourist Accommodation Facilities* ("תקנים פיזיים לתכנון וסיווג מתקני אכסון תיירותי") is the only official and binding document and shall prevail in any event over this English version.

Ministry of Tourism The Development Administration
Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

Ministry of Tourism
Director-General's Directives

Director General's Circular No. 12/2012

April 2012

Physical Standards for the Planning and Classification of Tourist
Accommodation Facilities

1. Tourist accommodation facilities that have been approved and accredited by the Ministry of Tourism are listed in the new, up-to-date booklet of physical standards for the planning and classification of tourist accommodation facilities issued by the ministry ("the booklet").
2. The booklet defines the types and levels of accommodation facilities in Israel and the requirements for their planning and construction.
3. This new edition updates the previous booklet on physical standards (November 2004 edition) and is a result of a continuous process of revision and adjustment of the relevant guidelines in the wake of changes and developments in the tourism industry in Israel and the world.
4. The physical standard guidelines for the classification of tourist accommodation facilities and their level conform to the Ministry of Tourism's policy on the approval of such facilities by the planning institutions and on the grant of ministry approval for approved tourism enterprises pursuant to the Encouragement of Capital Investments Law, 5719-1959.
5. The Ministry of Tourism does not undertake to grant any approval, recommendation, incentive or benefit for a tourist accommodation project of any kind that is set up on the basis of this booklet. Any benefit or recognition will be conferred solely in accordance with the law and in conformance with government policy and the ministry's policies as determined from time to time.
6. This circular is effective as of
7. The booklet can be viewed on the Ministry of Tourism website at www.tourism.gov.il or perused at the Ministry of Tourism, Development and Investment Administration, 5 Bank of Israel St., Jerusalem (tel. 02-6664398), and at the ministry offices listed below:

Eilat – The Gesher House, tel. 08-6309111

Tiberias –

Nazareth –

Boaz Bar Nir
Director General

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Regular Hotels and Motels

Suite Hotel and Motels

Resort Villages

Campgrounds

Country/City Guest Rooms

Youth Hostels

Hotel Convention Halls

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INTRODUCTION

The physical standards booklet defines the different types of tourist accommodation facilities that are approved and accredited by the Ministry of Tourism, as well as the criteria which a facility's accommodation areas must meet to ensure that it is fulfilling its function.

The present booklet follows the existing method of rating accommodation facilities according to levels (A, B, C and D), which underlies the ministry's standard requirements as set out in NOP 12/1 (National Outline Plan for Hotels) as well as the standard requirements contained in detailed outline plans for tourist accommodation facilities and the mechanism for allocating government subsidies to tourism accommodation facilities.

Nonetheless, it is important to note that the accommodation ratings in this standards booklet refer to the physical aspect only and are intended solely to verify compliance with the standards. Qualitative rating of tourist accommodation facilities, as accepted in most countries of the world, which is based on an overall evaluation of physical criteria, accessories and services, is outside the scope of this booklet.

The Ministry of Tourism does not undertake to grant any approval, recommendation, incentive or benefit for a tourist accommodation project of any kind that is set up on the basis of this booklet. These will be given solely in accordance with the law and in conformance with government policy and the ministry's policies as determined from time to time.

Main goals of the standards booklet:

- A. **To assure the physical quality of tourist accommodation facilities** of all types and levels, in order to ensure that the accommodation product is at an appropriate level, conforming to the accepted standards in most source countries of Israel's inbound tourism and destination countries of its outbound tourism.
- B. **To serve as a guide to entrepreneurs and planners** for planning the accommodation areas in tourist accommodation facilities.
- C. **To preserve Israel's hotel-zoned land reserves** – The physical standard guidelines serve as a tool for examining plans for tourist accommodation facilities that are submitted to the planning and building committees. Thus, stringent standards have been set for several accommodation-related functions, with the aim of ensuring that the accommodation areas are used exclusively for their designated purpose..

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- D. **Government support for the hotel industry** – The procedure for granting approved tourism enterprise status includes the examination of applications to receive grants for the construction, expansion or improvement of hotels, including, among others, examination of the tourism project's conformance to the physical standards set for tourist accommodation facilities.

Main changes in the updated standards booklet:

1. **Condensation and simplification** – The booklet does not include standards derived from any other law or standard or from the requirements of statutory authorities (such as escape and access regulations or parking standards), and it also excludes technical functions derived from specific operating needs (machinery rooms, electricity).
2. **Encouragement of the integration of international hotel management chains in Israel** by allowing special flexibility to hotels that have signed management agreements with such chains.
3. **Increased flexibility in the planning of guest units** – Definition of new types of guest units, greater flexibility in planning the components of guest units, equalization of the areas of motel units to those of hotel units.
4. **Increased flexibility in the planning of commercial areas in hotels** – Elimination of minimum requirements, while allowing an increase in tourist commercial areas in hotels, subject to any conditions.
5. **Greater flexibility in the use of existing infrastructures in rural accommodation facilities.**
6. **Establishment of updated guidelines for the planning of rural guest units, referring also to urban units**
7. **Greater planning flexibility for campgrounds**, through the definition of two main types: combined campground and overnight campground.
8. **Provision of informative data** – Presentation of comparative data on sizes of standard units and minimum requirements for guest-unit components.

Part One

**Principles for the Classification of Tourist
Accommodation Facilities**

1. DEFINITIONS AND TYPES OF TOURIST ACCOMMODATION FACILITIES

1.1 Tourist Accommodation Facility

An accommodation facility intended to provide the public with paid temporary lodging and guest services for alternating guests, for vacation and recreation purposes, over set periods, as well as ancillary services, including catering, entertainment and leisure activities.

1.2 Regular Hotel

A tourist accommodation facility in which at least 80% of the guest units are rooms (the rest can be studios and suites of various kinds) and which contains at least 25 guest units as well as public areas and service areas, all at one out of four classification levels: A, B, C or D, and with a hotel character as detailed below in Part One, Section 2.2.

See Chapter 3 in Part Two of this booklet.

1.3 Regular Motel

A tourist accommodation facility in which at least 80% of the guest units are rooms (the rest can be studios and suites of various kinds) and which contains between 11 and 24 guest units as well as public areas and service areas, all at one out of two classification levels: A or C, and with a motel character as detailed below in Part One, Section 2.2.

The standard requirements for motels are characterized by comparatively small public and service areas and high flexibility – see Chapter 3 in Part Two of this booklet.

1.4 Suite Hotel

A tourist accommodation facility in which at least 80% of the guest units are suites (the rest can be studios) and which contains at least 25 guest units as well as public areas and service areas, all at one out of two classification levels: A or C, and with a hotel character as detailed below in Part One, Section 2.2.

See Chapter 4 in Part Two of this booklet.

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1.5 Suite Motel

A tourist accommodation facility in which at least 80% of the guest units are suites (the rest can be studios) and which contains between 11 and 24 guest units as well as public areas and service areas, all at one out of two classification levels: A or C, and with a motel character as detailed below in Part One, Section 2.2.

The standard requirements for motels are characterized by comparatively small public and service areas and high flexibility – see Chapter 4 in Part Two of this booklet.

1.6 Resort Village

A tourist accommodation facility containing at least 25 guest units, most of which are detached units at a low construction density, offering a wide range of sports and recreation activities and with public areas and services areas, all at one out of two classification levels: A or C.

See Chapter 5 in Part Two of this booklet.

1.7 Campground

A tourist accommodation facility located in nature on an area that has been prepared for camping, including infrastructure for stationing light mobile or fixed lodgings (tents of all kinds, trailers and light structures) suitable for holding at least 50 beds and with public and service areas, being one of two types: combined campground or overnight campground.

See Chapter 6 in Part Two of this booklet.

1.8 Rural/Urban Guest Rooms

A tourist accommodation facility containing no more than 10 units, in the rural sector or in the urban sector, that relies for the provision of services on an adjacent residential house or on another service arrangement, in which lodging is provided or offered for a consideration, over a set period, for vacation and recreation purposes.

* In this context, "rural sector" means each of the following: village, cooperative village, moshav, cooperative moshav, moshava, kibbutz or communal settlement.

See Chapter 7 in Part Two of this booklet.

1.9 Youth Hostel

A tourist accommodation facility containing rooms of varying sizes each suitable for holding a large number of beds, with a total of at least 125 beds as well as public areas and service areas.

See Chapter 8 in Part Two of this booklet.

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1.10 Guest Unit

A unit in a tourist accommodation facility serving for vacation and recreation in one of the types of tourist accommodation facilities, consisting of at least one room and a bathroom and toilet. The unit can include a kitchenette and dining corner as well as another bathroom and may not contain more than two bedrooms.

1.11 International Management Chain

A chain owning an international hotel brand and an international marketing system, operating under its brand a minimum of 30 hotels containing at least 5,000 rooms in at least five countries and having at least 15 years' proven experience in the hotel business under that brand, including management, operation and marketing.

2. GENERAL GUIDELINES

2.1 General

- The construction of a tourist accommodation facility will be approved on land zoned for hotels and/or on lots approved for this purpose by an appropriate statutory process, in accordance with any law.
- The plan for a hotel will ensure its tourism qualities, easy access for guests and the absence of any environmental, acoustic, landscape or other hazards in the hotel's vicinity.
- Every hotel must have proper parking arrangements for the hotel's guests, and the number of parking places must conform to the requirements of the local authority and the Ministry of Transport.

2.2 Hotel Character

Regular hotels and suite hotels, including motels, are divided by their character into two categories: resort hotels and urban hotels.

Resort hotel – A hotel located at a resort or near the beach or in the countryside, at which guests stay for recreational purposes. A resort hotel can also be approved in an urban area, provided it satisfies the appropriate physical standards.

Urban hotel – A hotel located in an intensive urban fabric, that is used by guests mainly for sleeping accommodation.

2.3 Hotel Structure

- The hotel's structure must comply with all the statutory laws and regulations. For general information on this subject, see the statutory requirements appendix at the end of the booklet.
- The hotel will be situated in one building or in several buildings. The areas used by the hotel must comprise a single homogeneous unit with separate guest entrances, corridors, elevators, access ways and service entrances serving the hotel alone. These conditions apply to hotels of every type and level.
- The hotel's structure must be of good quality and well maintained. The structure must be suited, in its build, exterior and interior finishing, construction materials and mechanical systems, to the accommodation of guests and the provision of services in maximum comfort. The use of special envelope materials and light construction materials will be permitted provided that comfort is maintained, including thermal and acoustic insulation according to the level of the hotel.

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- The rooms must be acoustically insulated from the outside, from the hotel's public areas and from each other. There must also be acoustic insulation from the toilet attached to the rooms.
- Every hotel must contain all the components included in the physical standards as detailed below, according to its classification and level. In addition, special-purpose areas can be included among the hotel areas according to procedures, as detailed below in Part One, Section 2.7.

2.4 Hotel Planning and Operation

- The hotel planning must be carried out by experienced professionals. As a condition for approval of the hotel, the Ministry of Tourism may require an entrepreneur who is not a hotelier to employ a hotel program and planning consultant for the proper planning and operation of the hotel.
- If the plan calls for the construction of the hotel in stages, the public and service areas will be built, starting from the first stage of the hotel's construction, at least proportionately to the planned scope of construction in each stage.
- There must be a separation between the hotel's guest areas and operating areas, including a clear separation between guest traffic and staff traffic. The ongoing operation of the hotel must not interfere with the guests' wellbeing and comfort.
- The structure and electromechanical systems must be able to ensure smooth and uninterrupted service to the guests under all circumstances. A generator will be installed in the hotel to ensure a steady supply of electricity to vital systems.
- All the safety, engineering and sanitary installations and access arrangements will be implemented in accordance with the provisions of any law, enabling compliance with all the operating requirements at a high level of quality and reliability.
- An elevator specialist must be consulted for the planning of the elevators in the structure. In any event, at least two passenger elevators and one separate service elevator will be installed in a hotel containing more than 100 guest units. For every additional 100 guest units, an additional passenger elevator will be installed. It is recommended to concentrate the elevators in a single nucleus with a common control system.
- Air conditioning and ventilation in the guest units – All the rooms will be connected to a quiet air-conditioning system. A forced ventilation system will be installed in the bathroom, enabling a flow of fresh air to the room. In guest units with a kitchenette, the kitchenette will be equipped with a forced ventilation and suction system.

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- Hot water supply system – A system will be installed for the supply of hot water (at a temperature of no more than 60 degrees Celsius) and cold water in the bathroom, 24 hours a day, with an arrangement for immediate mixing of hot and cold water.

2.5 Guest Units

2.5.1 Types of Units

Single room – A unit with a relatively small area, intended for the use of a single guest, consisting of one sleeping and living room and a bathroom.

Double room – An open-space unit consisting of one sleeping and living room and a bathroom.

Studio – An open-space unit consisting of one sleeping and living room and a bathroom. It may also include a kitchenette and a dining corner.

Suite (regular) – A unit consisting of a living room plus a separate bedroom and a bathroom. It may also include a kitchenette and a dining corner.

Special suite – A unit consisting of a living room plus one to two separate bedrooms, one to two bathrooms, a kitchenette and a dining corner.

Presidential suite – An ultra luxurious unit with a relatively large area, consisting of a living room plus one to two separate bedrooms, one to two bathrooms, a kitchenette and a dining corner.

2.5.2 Guest Units – Summary of Data on Standard Areas*

			Standard Area (net square meters)				Maximum Area (net square meters)	
	Level	Hotel Type	Single Room	Double Room	Studio	Suite (Regular)	Special Suite	Presidential Suite
Regular hotels	A	Resort	24	32	41	49	55 -90	Up to 150
		Urban	21	28	35.5	42	47-76	
	B	Resort	19.5	26	34	40	45 -70	Up to 120
		Urban	16.5	22	30	36	40-62	
	C	Resort	16	21	28	33	37-50	-
		Urban	13.5	18	26	29	32-43	
	D	Resort	13	17	20	25.5	29-35	-
		Urban	10.5	14	20	25.5	29-35	
Suite hotels	A	Resort	-	-	36-55	36-55	60-90	Up to 150
		Urban	-	-				
	C	Resort	-	-	26-35	26-35	39-46	-
		Urban	-	-				
Resort	A		-	32	-	49	55-90	Up to 150

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villages	C		-	21	-	30	34-50	-
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Comments:

- Regarding a mix of the guest units – see the guidelines in the relevant chapter.
- Regarding flexibility in the sizes of the guest rooms – see below Part One, Section 2.9.

2.5.3 Guest Unit Components – Minimum Requirements (net square meters)

	Level	Living Room	Bedroom	Bathroom
Regular hotel	A	-	18	4.5
	B	-	12	3.8
	C	-	10	3.5
	D	-	9	3
Suite hotel	A	15	12	4.5
	C	11	9	3.5
Resort village	A	-	18	4.5
	C	-	14	3.5

2.5.4 Types of Units

The minimum height of the rooms in all hotel accommodation facilities will be 2.50 meters, and the height of the toilet rooms will be 2.20 meters, with the exception of special requirements as detailed below in the body of the booklet.

The minimum width of a room will be 2.60 meters; the width of the entrance to the guest room will be no less than 0.80 meters, and the width of the entrance to the bathroom will be no less than 0.70 meters.

Each guest unit will have a window facing outside, measuring no less than 10% of the room area. In existing urban hotels the Ministry will consider relaxing this requirement.

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2.5.5 Units in a Protected Space

In Level A and B hotels and motels, approval will not be given for guest units situated inside protected spaces.

In the other levels, such units may be approved subject to the presentation of a comprehensive planning solution for the guest unit including, among other things, the furniture in the room and the accessories of the protected space, including filter systems and/or other systems required under the protection regulations.

2.5.6 Kitchenettes

In Level A and D regular hotels and motels, a kitchenette may be added measuring no more than 12% of the room area and subject to a maximum of 3 square meters.

In suite hotels and motels and in resort villages – as detailed in the relevant chapter.

Each kitchenette must have a natural or forced ventilation solution.

2.6 Public and Service Areas

2.6.1 The public areas and the service areas required in these standards are calculated separately as the net functional area of each area component. The area of corridors, exterior walls, partitions and the like are not included in the net areas.

2.6.2 The size of the public areas and the service areas required in all types of hotels is calculated as the product of the number of guest units (room or suite) multiplied by the appropriate coefficient, all as set out hereinafter in the relevant tables.

In resort villages only, the number of rooms will be weighted based on the number of suites according to a ratio of 1.5 rooms for every suite.

2.6.3 The following areas are mandatory areas in the planning of a hotel, and their size will be determined by the competent bodies:

- **Public toilets** – The number of fixtures and their area has been determined in the standard for sanitary installations, in coordination with the Ministry of Health.
- **Kitchens** – Their size will be determined in coordination with the Ministry of Health. The hotel's planners must present the size of the rooms and the level of the hotel as a basis for the determination by the Ministry of Health. In any event, the kitchens may not be smaller than the size specified in the relevant chapters of the physical standards.
- **Machinery rooms** – Their size will be determined based on the hotel's operating needs.

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- 2.6.4 Garbage disposal and waste handling areas** – According to the requirements of the statutory bodies.
- 2.6.5 Corridors** – The plans with respect to human traffic in urban hotels must allow guests direct access from the rooms to the swimming pool, the health club or the bathing beach, with a proper separation from the hotel's public uses. Guest traffic in the guest elevators will be separated from the service traffic in the service elevator. Likewise, passage will not be allowed through the hotel's central public areas for the supply of food and other regular supplies.
- 2.6.6 Public toilets** – Will be located near the hotel entrance and the reception desk and near food areas and areas in which people congregate. In any event, the toilets will be located no more than one floor away from the hotel's main public uses. There will be separate toilet rooms for men and women, each well ventilated. The public toilet areas will be planned in accordance with the requirements of the Ministry of Health. Toilets for the handicapped will be built in accordance with the requirements of the accessibility regulations, as revised from time to time.
- 2.6.7 Utility rooms** – On each floor, utility rooms will be assigned to the housemaids, including also a place for storing equipment and service trolleys. There should preferably be direct access between the utility rooms and the service elevator, rather than through the guest room corridors.
- 2.6.8 Protected space** – The protected space may be used for a dual purpose and it may contain some of the public and/or service areas, as detailed hereinafter and subject to the Home Front Command's approval for the proposed use.

2.7 Special Uses

In addition to the minimum requirements for public and service areas, various other areas can be proposed for a hotel in order to increase the supply of guest services and activities, as set out in the list in Section 2.7.1 below. Special uses in addition to those listed below will be examined in each project on a case by case basis, according to its attributes.

Special uses will be approved following an examination by the Ministry of Tourism, at no more than 15% of the hotel's main area, and in special cases subject to the ministry's discretion.

2.7.1 List of Special Uses in Hotels

- **Entertainment lobby**
- **Night club**
- **Performance hall/cinema hall**

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- **Convention center** – Convention centers are suitable for Level A and B hotels only. The Ministry of Tourism may exercise its discretion regarding Level C hotels, where the characteristics of the area and of the hotel justify the construction of a convention center.

For detailed guidelines on the planning of convention centers, see Chapter 9 in Part Two of this booklet.

- **Conference rooms/activity rooms**
- **Synagogue**
- **Specialty restaurant**
- **Covered swimming pool** – A heated pool enabling year-round activity (in addition to an open pool).
- **Health club** – Must be well equipped and include a fitness room, and may also include a spa, gym, exercise equipment room, sauna, Jacuzzi, massage rooms, health treatment rooms and other facilities.

A health club is a mandatory public area according to the standard in Level A and B hotels and comprises a special use in other hotels.

- **Special activity club for children**
- **Business center** – including work corners and/or private work rooms, Internet access, a bar for light meals and newspapers.

A business center is a mandatory business center according to the standard in Level A urban hotels and comprises a special use in other hotels.

- **Visitors center** – such as a winery, camel ranch, exhibitions, displays and experiential demonstrations of production processes.

2.8 Commercial Tourism Areas

- 2.8.1** The allocation of an area for commercial tourism in all hotel types and levels will not be a condition for compliance with the Ministry of Tourism's physical standards.

Nevertheless, the ministry views favorably the allocation of commercial areas on a limited scope as an integral part of the hotel's public areas, subject to the following conditions:

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- a. In hotels with more than 25 guest units and at all levels – the allocation of areas for commercial tourism will be allowed, at the ministry's discretion, within the framework of the hotel's building rights, up to a maximum of 4% of the main area (as defined in the Planning and Building Law) or up to a limit of 600 square meters – whichever is lower.

The allocation of commercial areas beyond the above scope will not be recognized by the ministry as commerce serving the hotel's guests, thus it will only be allowed if such commerce is anchored in suitable provisions in an effective statutory plan.

- b. Commercial tourism will form part of the suite of services for the hotel's guests, therefore direct and ample access will be required between the hotel's commercial areas and its public areas.
- c. The requested commerce will be defined as tourism-related commerce that may only include commercial and/or service functions connected with tourism

2.9 Flexibility in the Planning of Hotel Areas

2.9.1 Flexibility in the Planning of Guest Units

The following standard deviations will be permitted in the area of a guest room:

- In Level A, B, C and D regular hotels – a standard deviation of plus/minus 10% will be permitted in the area specified in the standard for any guest unit, excluding special suites (*).
- In Level A and C regular motels – special flexibility at a rate of plus/minus 20% will be permitted in the area specified in the standard for any guest unit, excluding special suites (*).
- In suite hotels and motels, the range between the minimum and maximum area is defined. No deviation will be allowed from the values defined as the minimum or maximum area for a guest unit.

(*) The area of special suites has been set as the maximum area; no addition to this area will be permitted.

2.9.2 Flexibility in Public and Service Areas

- To enable maximum compatibility with the specific needs of any hotel, standard deviations will be allowed at minus 10%/plus 20% of a public or service area, separately for each area component.

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2.9.3 Flexibility in Existing Structures and Structures Designated for Conservation

- The Ministry of Tourism will exercise special discretion as to the proper degree of flexibility when examining the suitability of existing structures for hotels, and particularly hotels located in historical buildings designated for conservation.

2.9.4 Flexibility – International Management Chains

- The flexibility discussed below will apply to regular hotels, suite hotels and resort villages that are planned by international hotel management chains (see the definition of an international hotel management chain in Part One, Section 1.11).
- **Conditions for approval of flexibility:**
 - Presentation of a long-term agreement (15 years) with an international hotel management company, or alternatively, presentation of a certificate of ownership of the hotel/hotel land by the international hotel management company.
 - In Level A hotels – the size of the public and services areas is at least 25% greater than required by the standard.

- **Flexibility allowed upon the presentation of a certificate of ownership of the hotel by the international hotel management company:**

An addition of 50% or deduction of 20% will be allowed relative to the standard area defined in Section 2.5.2 above for all the guest units, according to the mix of units specified in the relevant chapter.

Changes in the mix of units and changes in the size of the public and service areas will be permitted subject to the discretion of the Ministry of Tourism, based on proven examples of similar standards in existing hotels of the chain in different locations around the world.

- **Flexibility allowed for hotels managed by international hotel management chains and operated by a special hotel accommodation method:**

An addition of up to 50% will be allowed relative to the standard area defined in Section 2.5.2 above for all the guest units, according to the mix of units specified in the relevant chapter.

Said flexibility will be allowed solely subject to the entrepreneur's undertaking to make all the units with an area greater than the standard area defined in Section 2.5.2 above available to the public through the international hotel management company as well as compliance with the Director-General's

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Circular No. 5/2009 on special accommodation, and its revisions from time to time.

2.9.5 Flexibility – Use of Existing Infrastructures in Rural Settlements

- A. In tourist accommodation facilities located in rural settlements, the use of existing public areas and service facilities will be permitted subject to the following rules:
1. Tourist accommodation facilities at all levels containing less than 50 guest units – the use of sports facilities, including a swimming pool, will be allowed, subject to presentation of a suitable long-term agreement allowing the hotel's guests use of those facilities.
 2. Tourist accommodation facilities at Levels C and D containing less than 50 guest units – in addition to 1. above, use of a common dining room will also be permitted.
 3. In hotels of all types, use of storerooms and of a laundry service within the settlement will be permitted, subject to compliance with the size of the areas required by the standard.
 4. Changes in these rules will be allowed only in special cases, subject to the ministry's discretion.
- B. Approval of the use of the public and service areas as detailed above will be subject to the following conditions:
1. The distance to the dining room and/or the sports facility is not greater than 250 meters from the farthest point of the tourist accommodation facility.
 2. Presentation of appropriate long-term operating/usage agreements between the hotel company and the dining/swimming pool concessionaire/operator.
 3. No relaxations will be allowed simultaneously for more than three categories in one project.

2.10 Mixing of Levels in a Tourist Accommodation Facility

The level of a tourist accommodation facility will be determined by its classification as detailed in the physical standards booklet. The mixing of levels in a facility will be permitted subject to the following criteria:

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- 2.10.1** The mixing of levels will be permitted only in existing hotels that have applied for the approval of additional construction at a different level than the existing one, for purposes of expansion.
- 2.10.2** Only mixing of two adjacent levels will be permitted in the hotel's structure (A+B, B+C, etc.).
- 2.10.3** There must be a clear physical differentiation in the hotel's structure between the sections with different levels. The nature of the differentiation will be determined in each hotel according to its physical attributes (different floors, separate buildings, or any other way approved by the Ministry of Tourism).
- 2.10.4** The scope of the public areas shared by the two levels (e.g. catering areas, sports areas, swimming pool, lounge, hotel entrance and reception desk, health club, etc.) as well as the scope of the service areas will be determined according to the standards applying to the higher of the two levels.

2.11 Special Hotel Accommodation

- 2.11.1** The Ministry of Tourism's approval of tourist accommodation facilities that are operated by a special hotel accommodation method will be accompanied by a confirmation of the ministry's legal bureau regarding compliance with the relevant conditions set out in Director-General's Circular No. 5/2009 on special accommodation and its revisions from time to time, among them the wording of the sales agreements that will be signed with the different purchasers as well as the contracts of engagement between the company and the hotel management company and the management agreements between the purchasers and the hotel management company.
- 2.11.2** Hotels operated by a special hotel accommodation method will be planned and built solely in accordance with the standards for resort hotels.
- 2.11.3** No direct connection will be allowed between adjacent rooms by means of a connecting door, a common entrance hall or other solutions.
- 2.11.4** Storerooms will be permitted with a maximum area of 5 square meters per unit, to be located solely in the basement or in technical areas.
- 2.11.5** It is permissible to combine a regular hotel and a suite hotel in one hotel accommodation facility. The public and service areas will be calculated as follows:
- When the number of rooms accounts for more than half of the total number of units – the public and service areas will be calculated according to the classification of a regular hotel.

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- When the number of suites accounts for more than half of the total number of units – the public and service areas will be calculated separately according to the number of suites and according to the number of rooms.
- 2.11.6** Central infrastructure systems with central meters will be installed in the hotel, including air conditioning, ventilation, communication (cable TV, telephony), water (including hot water), gas and electricity.
- 2.11.7** In any event, the installation of separate utility shafts, separate electricity, water and gas meters or separate heating and cooling systems for each unit will not be allowed, nor will the measurement of local consumption of any kind in the guest units and/or any engagement of the owners of a guest unit with any service provider be permitted.

Part Two

Physical Planning Standards

3. REGULAR HOTELS/MOTELS

3.1 Level A Hotel/Motel

3.1.1 General

- The hotel will have a main entrance with a covered access for passengers disembarking from vehicles, and an additional entrance to the auditoriums that are also used for conventions and functions. Separate entrances should be installed for the service areas.
- To ensure the existence of open areas for gardening, sports and relaxation within the framework of the hotel's services, in a Level A resort hotel, the lot area for a hotel containing at least 100 rooms may not be less than 3,000 square meters.

3.1.2 Guest Units

- The types of guest units in a Level A hotel/motel are: single room, double room, studio, suite, special suite, presidential suite.
- At the front of each room there will be a wide window looking out on the view.
- The units will be well ventilated and have quiet air conditioning. The units will contain separate climate control means for each room in the unit.
- Each room will have an ensuite bathroom measuring no less than 4.5 square meters.
- The room component out of the total area of a double room will be no less than 18 square meters.
- At least 10% of the double rooms will be built and furnished in a manner allowing two adjacent rooms to be combined into a single unit, by means of connecting doors that can be opened from either side or by means of a shared entrance door.
- The percentage of suites in a Level A hotel, including special and presidential suites, may not exceed 12% of the total number of guest units in the hotel.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

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Area of Guest Unit (net square meters) – Level A Regular Hotel/Motel					
Guest Unit	Standard Area (sqm.)		Maximum Area (sqm.)		Mix out of All Guest Units
	Resort	Urban	Resort	Urban	
Single room	24	21	According to the permitted flexibility in Section 2.9.1		Resort – up to 5% Urban – up to 10%
Double room	32	28			Up to 100%
Studio	41	35.5			Up to 8%
Suite	49	42			Up to 12% (*)
Special suite			55-90 (***)	47-76 (***)	Up to 3% (**)
Presidential suite			150 (***)	150 (***)	1 per 150 guest units (**)

(*) The suites can be converted into studios, up to a maximum of 20% of studios without suites.

(**) The number of special and presidential suites will be calculated out of the total percentage of suites (12%).

(***) The area of a presidential suite and a special suite is the maximum area – no addition will be permitted to this area.

3.1.3 Public and Service Areas

- **Entrance hall and lounge** – Level A hotels will have a spacious entrance hall and lounge for the service of the guests, including waiting areas and areas for the provision of service. A bar can be incorporated in the lounge or planned separately.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – Level A hotels will include an assortment of areas for serving food, such as restaurants, including specialty restaurants, bar, business lounge, etc.

In hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

- **Health club** – Level A resort hotels with 25 rooms and up, and Level A urban hotels with 50 rooms and up, are required to have a health club including at

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least a fitness room. In resort hotels with 100 rooms and up, the health club can also include spa services.

- **Conference/activity rooms** – The hotel will have a set of conference rooms or activity rooms for various purposes. In Level A urban hotels with 100 rooms and up, the set of conference rooms will include a **business center** offering work corners and/or private work rooms, Internet access and secretarial services.
- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

Level A Resort Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	2.40	2.20	2.36	2.25	2.1	2.0	1.95	1.91	1.87
Bar/club	1.00	0.90	0.95	0.86	0.8	0.7	0.63	0.60	0.57
Dining rooms and restaurants/business lounge	2.50	2.40	2.98	2.80	2.6	2.4	2.33	2.26	2.20
Health club	-	-	1.12	1.00	0.9	0.8	0.69	0.64	0.60
Conference rooms/activity rooms	-	-	1.09	1.00	0.9	0.8	0.76	0.72	0.69
Total public areas	5.90	5.50	8.50	7.91	07.3	6.73	66.3	36.1	5.93
Service areas									
Staff	0.90	0.80	1.00	0.95	0.9	0.9	0.83	0.81	0.80
Management	0.50	0.48	1.19	1.08	0.97	0.87	0.81	0.76	0.73
Kitchens	2.97	2.29	2.75	2.57	2.39	2.21	2.10	2.03	1.97
Housekeeping, bleaching and laundry	1.20	0.95	1.00	0.85	0.7	0.5	0.46	0.40	0.35
General storerooms	1.20	1.00	0.83	0.80	0.77	0.74	0.72	0.71	0.70
Housemaid utility rooms	0.70	0.50	0.45	0.44	0.4	0.4	0.41	0.40	0.40
Total service areas	7.47	6.02	7.22	6.70	6.13	5.62	5.33	5.11	4.95
Total public and service areas	13.40	11.50	15.70	15.00	13.43	12.35	11.70	11.20	10.90

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

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Level A Urban Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.80	1.65	1.62	1.56	1.50	1.43	1.40	1.37	1.35
Bar/club	-	-	0.58	0.55	0.52	0.48	0.46	0.45	0.44
Dining rooms and restaurants/business lounge	1.80	1.40	1.50	1.40	1.30	1.21	1.15	1.11	1.08
Health club	-	-	-	0.50	0.41	0.32	0.27	0.23	0.20
Conference rooms/activity rooms	-	-	1.12	1.00	0.88	0.76	0.69	0.64	0.60
Total public areas	3.60	3.05	4.82	5.01	4.61	4.20	3.97	3.80	3.67
Service areas									
Staff	0.90	0.80	0.77	0.75	0.73	0.70	0.69	0.68	0.67
Management	0.33	0.66	1.07	0.96	0.85	0.74	0.68	0.63	0.60
Kitchens	1.36	0.92	2.07	1.93	1.79	1.65	1.57	1.51	1.47
Housekeeping, bleaching and laundry	1.00	0.90	0.95	0.80	0.65	0.50	0.41	0.35	0.30
General storerooms	1.00	0.90	0.68	0.65	0.62	0.59	0.57	0.56	0.55
Housemaid utility rooms	0.80	0.50	0.36	0.35	0.34	0.34	0.33	0.33	0.33
Total service areas	5.39	4.68	5.90	5.44	4.98	4.52	4.27	4.08	3.94
Total public and service areas	8.99	7.73	10.72	10.45	9.59	8.72	8.24	7.88	7.61

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

3.1.4 Sports and Recreational Facilities

	Level A Resort Hotel	Level A Urban Hotel
Swimming pool	Mandatory (from 25 rooms)	Mandatory (from 100 rooms)
Multi-purpose court (basketball, tennis, volleyball)	Mandatory (from 100 rooms)	Exempt
Playground (playground equipment, mini-golf)	Mandatory (from 150 rooms)	Exempt

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Notes:

1. The swimming pool will be planned in accordance with the requirements of the Ministry of Health, but it will include at least the following components: swimming pool, paddling pool for babies, paved/lawn areas around an open pool.
2. The area of the swimming pool (body of water) in a resort hotel will be calculated at 1 square meter per guest unit, and in an urban hotel at 0.5 square meter per guest unit.

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3.2 Level B Hotel

3.2.1 General

- The hotel will have a main entrance with a covered access for passengers disembarking from vehicles. Separate entrances should be installed for the service areas.

3.2.2 Guest Units

- The types of guest units in a Level B hotel are: single room, double room, studio, suite, special suite, presidential suite.
- At the front of each room there will be a wide window looking out on the view.
- The units will be well ventilated and have quiet air conditioning. The units will contain separate climate control means for each room in the unit.
- All the rooms will have ensuite bathrooms measuring no less than 3.8 square meters.
- The room component out of the total area of the guest unit will be no less than 12 square meters.
- At least 10% of the rooms will be built and furnished in a manner allowing two adjacent rooms to be combined into a single unit, by means of connecting doors that can be opened from either side.
- The percentage of suites in a Level B regular hotel, including special and presidential suites, may not exceed 12% of the total number of guest units in the hotel.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Unit (net square meters) – Level B Regular Hotel						
Guest units	Standard Area (sqm.)		Maximum Area (sqm.)		Mix out of All Guest Units	
	Resort	Urban	Resort	Urban	Resort	Urban
Single room	19.5	16.5	According to the permitted flexibility in Section 3.9.1		Up to 5%	Up to 10%
Double room	26	22			Up to 100%	
Studio	34	30			Up to 8%	
Suite	40	36			Up to 12% (*)	
Special suite			45-70 (***)	40-62	Up to 3% (**)	

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				(***)	
Presidential suite			120 (***)	120 (***)	1 per 150 guest units (**)

- (*) The suites can be converted into studios, up to a maximum of 20% of studios without suites.
- (**) The number of special and presidential suites will be calculated out of the total percentage of suites (12%).
- (***) The area of a special suite is the maximum area – no addition will be permitted to this area.

3.1.3 Public and Service Areas

- **Entrance hall and lounge** – Level B hotels will have an entrance hall and lounge for the service of the guests, including waiting areas and areas for the provision of service. A bar can be incorporated in the lounge or planned separately.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – Level B hotels will include an assortment of areas for serving food, such as a dining room, specialty restaurants, etc.

In hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

In Level B urban hotels the catering areas can be allocated within the lounge area, which will be a multi-purpose area.

- **Health club** – Level B resort hotels with 50 rooms and up, and Level B urban hotels with 100 rooms and up, are required to have a health club including at least a standard fitness room.
- **Conference/activity rooms** – The hotel will have a set of conference rooms or activity rooms for various purposes. In Level B urban hotels with 150 rooms and up, the set of conference rooms will include a **business center** offering work corners and Internet access.
- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

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Level B Resort Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Hotel						
Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	2.00	1.90	1.80	1.70	1.64	1.59	1.56
Bar/club	0.80	0.73	0.66	0.59	0.54	0.51	0.49
Dining rooms and restaurants/ business lounge	2.31	2.20	2.09	1.99	1.93	1.88	1.85
Health club	-	0.80	0.68	0.56	0.49	0.44	0.40
Conference rooms/activity rooms	0.89	0.81	0.73	0.66	0.62	0.58	0.56
Total public areas	6.00	6.44	5.96	5.50	5.22	5.00	4.86
Service areas							
Staff	0.85	0.78	0.71	0.64	0.60	0.57	0.55
Management	0.89	0.81	0.73	0.65	0.61	0.57	0.55
Kitchens	2.20	2.05	1.90	1.75	1.67	1.61	1.56
Housekeeping, bleaching and laundry	0.70	0.60	0.50	0.41	0.35	0.31	0.28
General storerooms	0.80	0.75	0.70	0.66	0.63	0.61	0.60
Housemaid utility rooms	0.41	0.40	0.39	0.39	0.38	0.38	0.38
Total service areas	5.85	5.39	4.93	4.50	4.24	4.05	3.92
Total public and service areas	11.85	11.83	10.89	10.00	9.46	9.05	8.78

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

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Level B Urban Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Hotel						
Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	1.30	1.23	1.16	1.09	1.04	1.01	0.99
Bar/club	0.50	0.45	0.40	0.36	0.33	0.31	0.30
Dining rooms and restaurants business lounge	1.33	1.30	1.27	1.24	1.22	1.21	1.20
Health club	-	-	0.35	0.29	0.26	0.24	0.22
Conference rooms/activity rooms	0.89	0.80	0.71	0.62	0.57	0.53	0.50
Total public areas	4.02	3.78	3.89	3.60	3.42	3.30	3.21
Service areas							
Staff	0.64	0.59	0.54	0.49	0.47	0.45	0.43
Management	0.80	0.72	0.64	0.56	0.52	0.49	0.46
Kitchens	1.65	1.54	1.43	1.32	1.26	1.21	1.18
Housekeeping, bleaching and laundry	0.56	0.48	0.40	0.33	0.29	0.25	0.23
General storerooms	0.61	0.58	0.55	0.52	0.50	0.49	0.48
Housemaid utility rooms	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Total service areas	4.56	4.21	3.86	3.52	3.34	3.19	3.08
Total public and service areas	8.58	7.99	7.75	7.12	6.76	6.49	6.29

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

3.2.4 Sports and Recreational Facilities

	Level B Resort Hotel	Level B Urban Hotel
Swimming pool	Mandatory (from 50 guest units)	Exempt
Multi-purpose court	Mandatory (from 100 guest units)	Exempt

Notes:

- The swimming pool will be planned in accordance with the requirements of the Ministry of Health, but it will include at least the following components: swimming pool, paddling pool for babies, paved/lawn areas around an open pool.

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2. The area of the swimming pool (body of water) in a resort hotel will be calculated at 1 square meter per guest unit.

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3.3 Level C Hotel/Motel

3.3.1 General

- The hotel will have a main entrance with a covered access for passengers disembarking from vehicles. Separate entrances should be installed for the service areas.

3.3.2 Guest Units

- The types of guest units in a Level C hotel are: single room, double room, studio, suite, special suite.
- Each room will have at least one window looking out on the view, to the extent possible.
- The guest units will be well ventilated and have quiet air conditioning.
- All the rooms will have ensuite bathrooms measuring no less than 3.5 square meters.
- The room component out of the total area of the guest unit will be no less than 10 square meters.
- The percentage of suites in a Level C regular hotel/motel, including special suites, may not exceed 12% of the total number of guest units in the hotel.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Unit (net square meters) – Level B Regular Hotel					
	Standard Area		Maximum Area		Mix
	Resort	Urban	Resort	Urban	
Single room	16	13.5	According to the permitted flexibility in Section 3.9.1		Resort – up to 5% Urban – up to 100%
Double room	21	18			Up to 100%
Studio	28	26			Up to 8%
Suite	33	29			Up to 12% (*)
Special suite			37-50 (***)	32-43 (***)	Up to 3% (**)

(*) The suites can be converted into studios, up to a maximum of 20% of studios without suites.

(**) The number of special suites will be calculated out of the total percentage of suites (12%).

(***) The area of a special suite is the maximum area – no addition will be permitted to this area.

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3.3.3 Public and Service Areas

- **Entrance hall** – Level C hotels will have an entrance hall for the service of the guests, including waiting areas and areas for the provision of service. A bar can be incorporated in the entrance hall or planned separately.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – Level C hotels will include at least one catering area on a scope conforming to the standard requirement.

In resort hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

In Level C urban hotels catering areas are not mandatory.

- **Conference/activity rooms** – In Level C resort hotels with 50 rooms and up and in Level C urban hotels with 100 rooms and up, conference rooms are mandatory on a scope conforming to the standard requirement.
- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

Level C Resort Hotel/Motel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.7	1.55	1.60	1.51	1.42	1.34	1.28	1.25	1.22
Bar/club	-	-	0.67	0.61	0.55	0.49	0.45	0.43	0.41
Dining rooms and restaurants/ business lounge	1.7	1.5	1.84	1.74	1.64	1.55	1.49	1.45	1.42
Conference rooms/activity rooms	-	-	-	0.60	0.56	0.52	0.49	0.47	0.46
Total public areas	3.40	3.05	4.11	4.46	4.17	3.90	3.71	3.60	3.51
Service areas									
Staff	0.85	0.6	0.66	0.60	0.54	0.48	0.44	0.42	0.40
Management	0.44	0.42	0.73	0.67	0.60	0.54	0.50	0.48	0.46
Kitchens	0.91	0.63	1.93	1.80	1.60	1.47	1.42	1.38	0.91
Housekeeping, bleaching and laundry	1	0.8	0.65	0.55	0.45	0.36	0.30	0.26	0.23

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General storerooms	1.5	1.2	0.57	0.55	0.53	0.52	0.51	0.50	0.50
Housemaid utility rooms	0.6	0.6	0.28	0.28	0.28	0.28	0.28	0.28	0.28
Total service areas	5.30	4.25	4.81	4.45	4.00	3.65	3.45	3.32	2.78
Total public and service areas	8.70	7.30	8.93	8.91	8.17	7.55	7.16	6.92	6.29

Level C Urban Hotel/Motel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.5	1.1	1.06	1.00	0.94	0.88	0.84	0.82	0.80
Bar/club	-	-	-	-	-	0.24	0.22	0.21	0.20
Conference rooms/activity rooms	-	-	-	-	0.46	0.32	0.24	0.18	0.14
Total public areas	1.50	1.10	1.06	1	1.40	1.44	1.30	1.21	1.14
Service areas									
Staff	0.64	0.44	0.48	0.44	0.40	0.37	0.35	0.33	0.32
Management	0.38	0.36	0.62	0.56	0.50	0.45	0.41	0.39	0.37
Kitchens	-	-	1.45	1.35	1.25	1.16	1.10	1.06	1.03
Housekeeping, bleaching and laundry	-	-	0.47	0.40	0.33	0.27	0.23	0.20	0.18
General storerooms	0.9	0.8	0.50	0.48	0.46	0.43	0.42	0.41	0.40
Housemaid utility rooms	0.6	0.5	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Total service areas	2.52	2.10	3.77	3.48	3.19	2.93	2.76	2.64	2.55
Total public and service areas	4.02	3.20	4.83	4.48	4.59	4.37	4.06	3.85	3.69

Note to the coefficient tables: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6.

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3.3.4 Sports and Recreational Facilities

	Level C Resort Hotel	Level C Urban Hotel
Swimming pool	Mandatory (from 100 guest units)	Exempt
Multi-purpose court	Mandatory (from 150 guest units)	Exempt

Notes:

1. The swimming pool will be planned in accordance with the requirements of the Ministry of Health, but it will include at least the following components: swimming pool, paddling pool for babies, paved/lawn areas around an open pool.
2. The area of the swimming pool (body of water) in a resort hotel will be calculated at 1 square meter per guest unit.

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3.4 Level D Hotel

3.4.1 General

- The hotel will have a main entrance that is separate from the entrance to the service areas.

3.4.2 Guest Units

- The types of guest units in a Level D hotel are: single room, double room, studio, suite, special suite.
- Each room will have at least one window.
- The units will be well ventilated and have quiet air conditioning.
- All the rooms will have ensuite bathrooms measuring no less than 3.0 square meters.
- The room component out of the total area of the guest unit will be no less than 9 square meters.
- The percentage of special suites in a Level D regular hotel may not exceed 12% of the total number of guest units in the hotel.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Unit (net square meters) – Level B Regular Hotel						
	Standard Area (sqm.)		Maximum Area (sqm.)		Mix	
	Resort	Urban	Resort	Urban	Resort	Urban
Single room	13	10.5	According to the permitted flexibility in Section 3.9.1		Up to 5%	Up to 10%
Double room	17	14			Up to 100%	
Studio	20	20			Up to 8%	
Suite	25.5	25.5			Up to 12% (*)	
Special suite			29-35 (***)	29-35 (***)	Up to 3% (**)	

(*) The suites can be converted into studios, up to a maximum of 20% of studios without suites.

(**) The number of special suites will be calculated out of the total percentage of suites (12%).

(***) The area of a special suite is the maximum area – no addition will be permitted to this area.

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3.4.3 Public and Service Areas

- **Entrance hall** – Level D hotels will have an entrance hall for the service of the guests.
- **Catering areas** – Level D hotels will include a minimum area for serving food in accordance with the standard requirements. This area may be part of the entrance hall, provided suitable arrangements are put in place for the supply of food to the hotel's guests.

In resort hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

In Level D urban hotels catering areas are not mandatory.

- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

Level D Resort Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Hotel						
Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	1.21	1.21	1.12	1.02	0.97	0.93	0.90
Bar/club	-	0.50	0.44	0.38	0.34	0.32	0.30
Dining rooms and restaurants/cafeteria	1.10	1.10	1.04	0.98	0.94	0.92	0.90
Auditoriums/activity rooms	0.40	0.40	0.39	0.38	0.37	0.36	0.36
Total public areas	2.71	3.21	2.99	2.76	2.62	2.53	2.46
Service areas							
Staff	0.48	0.48	0.44	0.40	0.38	0.36	0.35
Management	0.37	0.37	0.36	0.31	0.29	0.27	0.26
Kitchens	1.54	1.54	1.43	1.32	1.26	1.21	1.18
Housekeeping, bleaching and laundry	0.48	0.48	0.39	0.31	0.25	0.22	0.19
General storerooms	0.45	0.45	0.43	0.42	0.41	0.40	0.40
Housemaid utility rooms	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Total service areas	3.57	3.57	3.30	3.01	2.84	2.71	2.63
Total public and service	6.28	6.78	6.29	5.77	5.46	5.24	5.09

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

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Level D Urban Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	מליון						
Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	0.78	0.73	0.68	0.62	0.59	0.57	0.55
Bar/club	-	0-	0.18	0.16	0.14	0.13	0.12
Total public areas	0.78	0.73	0.86	0.78	0.73	0.70	0.67
Service areas							
Staff	0.39	0.36	0.33	0.30	0.28	0.27	0.26
Management	0.30	0.27	0.24	0.21	0.19	0.18	0.17
Kitchens	1.04	0.97	0.90	0.83	0.79	0.76	0.74
Housekeeping, bleaching and laundry	0.42	0.36	0.30	0.24	0.20	0.18	0.16
General storerooms	0.36	0.35	0.34	0.33	0.33	0.32	0.32
Housemaid utility rooms	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Total service areas	2.71	2.51	2.31	2.11	1.99	1.91	1.85
Total public and service areas	3.49	3.24	3.17	2.89	2.72	2.61	2.52

Note to the coefficient tables: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6.

4. SUITE HOTELS

4.1 Level A Suite Hotel/Motel

4.1.1 General

- A suite hotel will be built in one structure or in several concentrated structures, and in any event not as detached units (apart from a rural suite motel). The structure will contain the suites as well as the required public and service areas.
- The hotel will have a main entrance with a covered access for passengers disembarking from vehicles. Separate entrances should be installed for the service areas and for the staff.

4.1.2 Guest Units

- The types of guest units in a Level A suite hotel are: studio suite, suite (regular), special suite, presidential suite.
- At the front of each room there will be a wide window looking out on the view.
- The units will be well ventilated and have quiet air conditioning. The units will contain separate climate control means for each room in the unit.
- A connection between adjacent guest units (including a connecting door, common entrance hall or other solution) will be allowed only in up to 10% of the units.
- The guest units in a Level A suite hotel/motel will contain several basic components with a minimum area as follows: living room – 15 square meters, bedroom – 12 square meters, bathroom – 4.5 square meters.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Units (net square meters) – Level A Hotel/Motel			
	Range of Net Areas (sqm.)		Mix out of All Guest Units
	Resort	Urban	
Studio	36-55	36-55	Up to 20%
Suite	36-55	36-55	Up to 100%
Special suite	60-90	60-90	Up to 5%
Presidential suite	Maximum area up to 150 sqm.		1 per 150 guest units

4.1.3 Public and Service Areas

- **Entrance hall and lounge** – The hotel will have spacious entrance halls and a spacious lounge for the service of the guests, including waiting areas and areas for the provision of service. A bar can be incorporated in the lounge or planned separately.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – Level A hotels will include an assortment of areas for serving food, such as restaurants, including specialty restaurants, bar, business lounge, etc.

In hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

- **Health club** – Level A resort suite hotels with 25 guest units and up and urban suite hotels with 50 rooms and up are required to have a health club including at least a fitness room.

In resort hotels with 100 guest units and up, the health club can also include spa services, including a sauna, Jacuzzi, rooms for health treatments and other facilities.

- **Conference/activity rooms** – The hotel will have a set of conference rooms or activity rooms for various purposes. In Level A urban suite hotels with 100 guest units and up, the set of conference rooms will include a **business center** offering work corners and/or private work rooms, Internet access and secretarial services.
- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

Level A Resort Suite Hotel/Motel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.90	1.60	1.94	1.80	1.66	1.53	1.45	1.39	1.35
Bar/club	0.60	0.50	0.77	0.70	0.64	0.57	0.53	0.51	0.49
Dining rooms and restaurants/ cafeteria	2.20	2.15	2.07	1.89	1.72	1.54	1.44	1.37	1.31
Health club	-	-	1.03	0.92	0.80	0.69	0.63	0.58	0.54
Conference rooms/activity rooms	1.20	0.70	0.71	0.68	0.65	0.62	0.61	0.59	0.59
Total public areas	5.90	4.95	6.52	5.99	5.47	4.95	4.66	4.44	4.28
Service areas									
Staff	0.90	0.75	0.74	0.71	0.68	0.65	0.64	0.62	0.62
Management	0.47	0.46	1.11	1.01	0.91	0.81	0.75	0.71	0.68
Kitchens	3.00	1.88	1.34	1.22	1.09	0.96	0.89	0.84	0.79
Housekeeping, bleaching and laundry	-	-	0.93	0.82	0.70	0.59	0.53	0.48	0.44
General storerooms	1.50	1.40	0.81	0.76	0.70	0.65	0.61	0.59	0.57
Housemaid utility rooms	0.60	0.50	0.45	0.42	0.40	0.37	0.36	0.35	0.34
Total service areas	6.47	4.99	5.38	4.94	4.48	4.03	3.78	3.59	3.44
Total public and service areas	12.37	9.94	11.90	10.93	9.95	8.98	8.44	8.03	7.72

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

Level A Urban Suite Hotel/Motel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.77	1.45	1.32	1.23	1.14	1.05	1.02	0.96	0.93
Bar/club	0.60	0.50	0.42	0.35	0.28	0.22	0.18	0.15	0.13
Dining rooms and restaurants/business lounge	1.20	1.10	0.67	0.59	0.52	0.44	0.40	0.37	0.34
Health club	-	-	-	0.40	0.32	0.25	0.20	0.17	0.14
Conference rooms/activity rooms	1.10	0.55	0.50	0.50	0.49	0.48	0.48	0.48	0.48
Total public areas	4.67	3.60	2.91	3.07	2.75	2.44	2.28	2.13	2.02
Service areas									
Staff	0.85	0.60	0.56	0.52	0.47	0.43	0.40	0.38	0.37
Management	0.33	0.48	0.93	0.82	0.72	0.61	0.55	0.51	0.47
Kitchens	1.36	0.92	0.90	0.79	0.67	0.56	0.49	0.44	0.41
Housekeeping, bleaching and laundry	0	0	0.73	0.62	0.51	0.40	0.33	0.28	0.25
General storerooms	0.90	0.60	0.55	0.54	0.52	0.51	0.50	0.49	0.49
Housemaid utility rooms	0.50	0.45	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Total service areas	3.94	3.05	4.02	3.64	3.24	2.86	2.62	2.45	2.34
Total public and service areas	8.61	6.65	6.93	6.71	5.99	5.30	4.90	4.58	4.36

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

4.1.4 Sports and Recreational Facilities

The requirements for sports and recreational facilities, including a swimming pool, will be the same as for a Level A regular resort hotel, with each suite corresponding to a room in a regular hotel.

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

4.2 Level C Suite Hotel/Motel

4.2.1 General

- The suite hotel will be built in concentrated structures, and not as detached units (apart from a rural suite motel). The structures will contain the suites as well as the required public and service areas.
- The hotel will have a main entrance for passengers disembarking from vehicles. Separate entrances should be installed for the service areas and for the staff.

4.1.2 Guest Units

- The types of guest units in a Level C suite hotel are: studio suite, suite (regular), special suite.
- Each room will have at least one window, looking out on the view, to the extent possible.
- The units will be well ventilated and have quiet air conditioning.
- A connection between adjacent guest units (including connecting doors, common entrance hall or other solution) will be allowed only in up to 10% of the units.
- The guest units in a Level C suite hotel/motel will contain several basic components with a minimum area as follows: living room – 11 square meters, bedroom – 9 square meters, bathroom – 3.5 square meters.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Units (net square meters) – Level C Hotel/Motel			
	Net Areas (sqm.)		Mix (out of All Guest Units)
	Resort	Urban	
Studio	26-35	26-35	Up to 20%
Suite (regular)	26-35	26-35	Up to 100%
Special suite	39-46	39-46	Up to 5%

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

4.2.3 Public and Service Areas

- **Entrance hall and lounge** – Level C suite hotels will have an entrance hall for the service of the guests, including waiting areas and areas for the provision of service. A bar can be incorporated in the lounge or planned separately.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – Level C resort suite hotels will have at least one catering area on a scope conforming to the standard requirement.

In hotels located in the heart of intensive tourism areas, as these will be defined by the Ministry of Tourism, it will be possible to significantly reduce the required catering areas, subject to immediate proximity to outside catering facilities and in coordination with the ministry.

In Level C urban suite hotels, catering areas will not be mandatory.

- **Conference/activity rooms** – In Level C resort suite hotels with 50 guest units and up and in Level C urban suite hotels with 100 units and up, it is mandatory to allocate an area for activity/conference rooms.
- **Internet station** – Internet stations should be set up for free use by the hotel's guests.

Level C Resort Suite Hotel/Motel – Scope of Standard Public and Service Areas **Required Area Coefficient (net square meters) for a Guest Unit**

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.25	1.10	1.10	1.02	0.94	0.86	0.82	0.78	0.76
Bar/club	-	-	-	-	0.39	0.35	0.33	0.31	0.30
Dining rooms and restaurants/ cafeteria	1.70	1.60	1.55	1.35	1.16	0.96	0.84	0.76	0.70
Conference rooms/activity rooms	-	-	-	0.55	0.49	0.42	0.38	0.36	0.34
Total public areas	2.95	2.70	2.65	2.92	2.98	2.59	2.37	2.21	2.10
Service areas									
Staff	0.70	0.50	0.45	0.44	0.42	0.40	0.39	0.39	0.38
Management	0.40	0.40	0.51	0.47	0.43	0.38	0.36	0.34	0.33
Kitchens	0.23	0.16	1.34	1.23	1.12	1.01	0.94	0.90	0.86

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Ministry of Tourism The Development Administration Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

Housekeeping, bleaching and laundry	-	-	0.62	0.53	0.44	0.35	0.30	0.26	0.23
General storerooms	0.90	0.75	0.56	0.53	0.50	0.47	0.46	0.44	0.44
Housemaid utility rooms	0.60	0.50	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Total service areas	2.83	2.31	3.78	3.50	3.21	2.91	2.75	2.63	2.54
Total public and service areas	5.78	5.01	6.43	6.42	6.19	5.5	5.12	4.84	4.64

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

Level C Urban Suite Hotel – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

	Motel		Hotel						
Number of guest units	11	24	25	50	100	200	300	400	500
Public areas									
Entrance hall and lounge	1.18	0.90	0.92	0.85	0.78	0.71	0.67	0.64	0.62
Bar/club	-	-	-	-	0.15	0.13	0.11	0.10	0.09
Conference rooms/activity rooms	-	-	-	-	0.20	0.15	0.16	0.14	0.13
Total public areas	1.18	0.90	0.92	0.85	1.13	0.99	0.94	0.88	0.84
Service areas									
Staff	0.40	0.30	0.33	0.32	0.30	0.28	0.27	0.26	0.26
Management	0.33	0.36	0.39	0.36	0.33	0.30	0.28	0.27	0.26
Kitchens	-	-	-	-	-	-	-	-	-
Housekeeping, bleaching and laundry	-	-	0.42	0.36	0.30	0.24	0.20	0.18	0.16
General storerooms	1.10	1.00	0.35	0.34	0.32	0.31	0.30	0.29	0.29
Housemaid utility rooms	-	-	0.28	0.28	0.28	0.28	0.28	0.28	0.28
Total service areas	1.83	1.66	1.77	1.66	1.53	1.41	1.33	1.28	1.25
Total public and service areas	3.01	2.56	2.69	2.51	2.66	2.44	2.27	2.16	2.09

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

4.2.4 Sports and Recreational Facilities

The requirements for sports and recreational facilities, including a swimming pool, will be the same as for a Level C regular resort hotel, with each suite corresponding to a room in a regular hotel.

5. RESORT VILLAGES

5.1 General Requirements

5.1.1 General

- A resort village will be approved for construction at a tourism and recreation site enjoying natural conditions that make it suitable for recreation, relaxation, entertainment and sports activities in nature.
- A prominent feature of a resort village is the wide offer of sports and recreational activities.
- The construction must be adapted to and merge with the natural surroundings and landscape.
- A resort village will be classified in one of Levels A or C.

5.1.2 Building Density

A resort village will be built with a high a ratio of open areas to built areas and a low construction density that does not exceed the following:

- The building density in a Level A resort village may not exceed 8 units per 1,000 square meters.
- The building density in a Level C resort village may not exceed 10 units per 1,000 square meters.

5.1.3 Building Scope and Height

- A resort village will have a minimum of 25 guest units.
- The building height in the guest units may not exceed two floors. The height of the public buildings, which may include floors of the guest units, may not exceed three floors.

5.1.4 Green Areas

At least 30% of the area of the lot will be allocated for gardening and development. The planning will include extensive gardening areas, shaded areas and sitting areas near the resort units.

5.1.5 Parking

Parking will be in proximity to the main entrance, in an area separate from the lodgings. To the extent possible, private cars should be prevented from driving in the village and only pedestrian traffic should be allowed.

5.1.6 Fencing and Lighting

The village perimeter will be bounded by a natural fence or an artificial fence that fits in with the surroundings. There should be effective lighting throughout the night at the main entrance, in the public buildings and along the central paths.

5.1.7 Swimming Pool and Sports Facilities

A resort village will have at least one open swimming pool as well as a range of sports facilities and sports activities, such as diving, sailing, gliding, riding, etc.

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

5.2 Level A Resort Village

5.2.1 Guest Units

- The guest units in a Level A resort village will be located in separate structures or in blocks of structures, with maximum privacy assured for each unit. Each structure may contain a maximum of ten units, and each unit will have a private entrance.
- It will be possible to locate up to 25% of the guest units in the central building, without exceeding the height restrictions, subject to the discretion of the Ministry of Tourism in each and every project.
- All the rooms will have ensuite bathrooms measuring no less than 4.5 square meters.
- The room component out of the total area of a guest unit will be no less than 18 square meters. A kitchenette may be added within the unit's standard area. The kitchenette must have a natural or forced ventilation solution.
- The types of guest units in a Level A resort village are: double unit, suite (regular), special suite and presidential suite.
- A balcony or shaded sitting surface will be attached to each unit, with a direct connection to outside gardening areas and a view of the scenery.
- Each room will have a wide window looking out at the view.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Units (net square meters) – Level A Resort Village		
	Net Area (sqm.)	Mix (out of All Units)
Double unit	32	At least 20%
Suite	49	At least 20%
Special suite	55-90	Up to 5%
Presidential suite	Up to 150	One per 150 guest units

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

5.2.2 Public Areas

- The public areas in a Level A resort village will be concentrated in one structure or distributed in several structures, and they will include several day and night activity centers offering a range of services and activities derived from the nature of the resort's activity.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – A Level A resort village will have an assortment of areas for serving food and beverages.
- **Health club** – Level A resort villages are required to have a health club including at least a well equipped fitness room. In resort villages with 100 guest units and up, the health club will also include spa services, including a sauna, Jacuzzi, health treatment rooms and other facilities.
- **Activity rooms** – In a Level A resort village, a set of activity rooms will be planned for various activities for children and adults. Multiple spaces are required enabling different activities concurrently, including sports activities such as swimming, diving, sailing, fishing and gliding, as well as various recreation and entertainment services, such as shows, screenings, games and children's entertainment.
- **Bar/club** – An area should be allocated that is suitable for music, shows and dancing, preferably in a separate structure.

Level A Resort Village – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	2.09	2.04	1.99	1.94	1.91	1.89	1.87
Club/bar	0.72	0.67	0.61	0.56	0.53	0.51	0.49
Dining rooms and restaurants/ cafeteria	2.97	2.79	2.61	2.44	2.33	2.26	2.20
Health club	1.32	1.15	0.99	0.82	0.72	0.65	0.60
Auditoriums/conference rooms/activity rooms	2.00	1.78	1.56	1.34	1.21	1.12	1.05
Total public areas	9.10	8.43	7.76	7.10	6.70	6.43	6.21
Service areas							
Staff	0.95	0.92	0.88	0.85	0.83	0.81	0.80

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration Physical Standards for the Planning and Classification of Tourist Accommodation Facilities

Management	1.03	0.95	0.87	0.79	0.75	0.72	0.69
Kitchens	2.37	2.23	2.09	1.95	1.86	1.81	1.76
Housekeeping, bleaching and laundry	0.85	0.73	0.62	0.50	0.44	0.39	0.35
General storerooms	0.80	0.78	0.75	0.73	0.72	0.71	0.70
Housemaid utility rooms	0.44	0.42	0.40	0.38	0.37	0.36	0.35
Total service areas	6.44	6.03	5.61	5.20	4.97	4.80	4.65
Total public and service areas	15.54	14.46	13.37	12.30	11.67	11.23	10.86

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

5.2.3 Sports and recreational facilities

A Level A resort village will include, in addition to a swimming pool, a range of sports facilities and leisure activities, such as those listed below:

	Level A Resort Village up to 100 Rooms	Level A Resort Village up to 200 Rooms	Level A Resort Village up to 300 rooms
Multi-purpose court (basketball, soccer, tennis, volleyball)	Mandatory – 1	Mandatory – 1	Mandatory – 1
Playground (playground equipment, mini-golf)	Mandatory – 1	Mandatory – 2	Mandatory – 2
Area suitable for activities (ping-pong, squash, shooting)	Mandatory – 1	Mandatory – 1	Mandatory – 2

Notes:

1. The area of the swimming pool (body of water) in a resort hotel will be calculated at 1 square meter per guest unit.
2. The swimming pool will be planned in accordance with the requirements of the Ministry of Health, but it will include at least the following components: swimming pool, paddling pool for babies, paved/lawn areas around an open pool.

NON-BINDING TRANSLATION

Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

5.3 Level C Resort Village

5.3.1 Guest Units

- The guest units in a Level C resort village will be located in separate structures or in blocks of structures, with maximum privacy assured for each unit (each structure may contain a maximum of ten units).
- It will be possible to locate up to 25% of the guest units in the central building, without exceeding the height restrictions, subject to the discretion of the Ministry of Tourism in each and every project.
- Each room will have at least one wide window looking out at the view, to the extent possible.
- A balcony or shaded sitting surface will be attached to each unit, with a direct connection to outside gardening areas and a view of the scenery.
- All the rooms will have ensuite bathrooms measuring no less than 3.5 square meters.
- The room component out of the total area of a guest unit will be no less than 14 square meters. A kitchenette may be added within the unit's standard area. The kitchenette must have a natural or forced ventilation solution.
- The units will be well ventilated and have quiet air conditioning.
- The types of guest units in a Level C resort village are: double room, suite (regular) and special suite.
- The area of the guest units (net square meters) and the mix of different types of units will be as set out in the table below:

Area of Guest Units (net square meters) – Level C Resort Village		
	Net Area (sqm.)	Mix (out of All Units)
Double unit	21	At least 20%
Suite	30	At least 20%
Special suite	34-50	Up to 3%

NON-BINDING TRANSLATION

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5.3.2 Public Areas

- The public areas in a Level C resort village will be concentrated in one structure or distributed in several structures.
- **Commercial tourism areas** – The allocation of an area for a souvenir shop will be permitted according to the proposed scope of the hotel's built area, as detailed in Part One, Section 2.8.
- **Catering areas** – A Level C resort village at least a main dining room, and to the extent possible also other areas for serving food, such as a bar, cafeteria, etc.
- **Health club** – Level C resort villages are required to have at least a health club.
- **Bar/club** – An area should be allocated that is suitable for music, shows and dancing, preferably in a separate structure.
- **Activity rooms** – In a Level C resort village, a set of activity rooms will be planned for various activities for children and adults. Multiple spaces are required enabling different activities concurrently. The activity rooms are intended for entertainment and recreation programs, such as shows, films, games, children's entertainment, sports competitions, trips, etc.

Level C Resort Village – Scope of Standard Public and Service Areas

Required Area Coefficient (net square meters) for a Guest Unit

Number of guest units	25	50	100	200	300	400	500
Public areas							
Entrance hall and lounge	1.37	1.25	1.13	1.01	0.94	0.89	0.85
Club/bar	0.56	0.50	0.44	0.38	0.34	0.32	0.30
Dining rooms and restaurants/ cafeteria	1.84	1.74	1.64	1.55	1.49	1.45	1.42
Health club	0.97	0.80	0.63	0.47	0.37	0.30	0.25
Auditoriums/conference rooms/activity rooms	1.54	1.30	1.06	0.82	0.68	0.58	0.50
Total public areas	6.28	5.59	4.90	4.23	3.82	3.54	3.32
Service areas							
Staff	0.63	0.60	0.57	0.53	0.51	0.50	0.49
Management	0.73	0.67	0.60	0.54	0.50	0.48	0.46
Kitchens	1.77	1.65	1.53	1.42	1.35	1.30	1.26
Housekeeping, bleaching and laundry	0.63	0.55	0.47	0.39	0.35	0.32	0.29

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General storerooms	0.51	0.50	0.49	0.49	0.48	0.48	0.48
Housemaid utility rooms	0.27	0.27	0.27	0.27	0.27	0.27	0.27
Total service areas	4.54	4.24	3.93	3.64	3.46	3.35	3.25
Total public and service areas	10.82	9.83	8.83	7.87	7.28	6.89	6.57

Note: Regarding additional public and service areas (e.g. kitchens, public toilets, machinery rooms) – see Part One, Section 2.6

5.3.3 Sports and recreational facilities

A Level C resort village will include, in addition to a swimming pool, sports facilities and leisure activities, such as those listed below:

	Level C Resort Village up to 100 Rooms	Level C Resort Village up to 200 Rooms	Level C Resort Village up to 300 rooms
Multi-purpose court (basketball, soccer, tennis, volleyball)	Mandatory – 1	Mandatory – 1	Mandatory – 1
Playground (playground equipment, mini-golf)	Mandatory – 1	Mandatory – 1	Mandatory – 2
Activity auditorium as above (ping-pong, squash, shooting)	Mandatory – 1	Mandatory – 1	Mandatory – 1

Notes:

1. The area of the swimming pool (body of water) in a resort hotel will be calculated at 1 square meter per guest unit.
2. The swimming pool will be planned in accordance with the requirements of the Ministry of Health, but it will include at least the following components: swimming pool, paddling pool for babies, paved/lawn areas around an open pool.

6. CAMPGROUNDS

6.1 General Requirements

- The establishment of a campground will be approved subject to a plan and to appropriate zoning, within a wooded area or an area with other special environmental features, on ground with characteristics and conditions suitable for accommodation, relaxation, entertainment, recreation and leisure activities in nature, in a removed location isolated from major traffic routes and from built-up areas and/or polluting, noisy or visually disfiguring facilities.
- The establishment of a campground will involve careful consideration for and integration in the surroundings, causing minimal damage to the ground contours and to the site's natural attributes.
- A campground may be one of two types:
 - a. **Combined campground** – providing field accommodation in a range of tents and light fixed structures, and including at least one activity center.
 - b. **Basic overnight campground** – providing basic field accommodation in mobile tents only, with minimum interference with the natural surroundings.
- The central areas in the campground will be shaded by tall, mature vegetation. In arid areas, alternative shading solutions suited to the surroundings will be suggested.
- The campground will be configured into areas for accommodation, activities and parking.

6.2 Combined Campground

- A combined campground will provide accommodation at a minimum capacity of 125 beds.
- The maximum permitted density for a combined campground is 40 beds per 1,000 square meters. The ground area per unit may not be less than 100 square meters.
- In a combined campground, separate areas will be assigned to accommodation units of different types (mobile tents, platforms for tents or mobile trailers, fixed accommodation tents, light permanent structures).
- The tent and/or trailer platforms will be covered with a suitable material and have fixed arrangements including connections to electricity and water and drainage in accordance with all the laws and regulations.

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- Light fixed structures and/or fixed tents with attached toilets will be permitted only up to a maximum of 15% of the total number of accommodation units included in any stage of execution of the campground.
- Minimum distance between adjacent accommodation units (of any kind) 6 meters. Minimum distance between an accommodation unit and an internal road – 10 meters. Minimum distance between accommodation units and public buildings or main traffic routes – 30 meters.

6.2.1 Types of accommodation units in a combined campground

In a combined campground, accommodation units of several kinds will be approved:

- **Mobile tents/mobile trailers** – Mobile family tents of all kinds and mobile trailers (campers). These accommodation units will be considered as including four beds.
- **Fixed accommodation tents** – Tents of various kinds and from various materials with sleeping arrangements for 5 to 40 people. The tents will contain mattresses, beds and other fixed sleeping installations.

In large group tents, the number of beds per fixed tent will be calculated at a ratio of 3 square meters per person.

- **High-level tents** – including an attached toilet and shower unit, will be considered as including four beds. The number of beds in a fixed tent of this kind may not exceed 15% of the total number of beds at the site in any stage of execution.

If the units are equipped with air conditioners, concealed installation will be required with an acoustic and design solution for the condenser.

- **Light fixed structures** – light single-story structures, such as wooden huts, bungalows, structures from local stone with light roofs, earthen structures, etc. (trailers with standard certification of the Ministry of Housing or regular housing structures will not be permitted, but only special-purpose structures that merge into the natural surroundings). These accommodation units will be considered as including four beds.

The number of beds in fixed structures of this kind may not exceed 15% of the total number of beds at the site in any stage of execution.

The net size of a fixed accommodation unit may not be less than 14 square meters or more than 30 square meters.

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If the units are equipped with air conditioners, concealed installation will be required with an acoustic and design solution for the condenser.

6.2.2 Sanitary Arrangements

- Sanitary arrangements in the area of the accommodation units will be planned in accordance with the Directives on Sanitary Installations, based on the number of beds in the accommodation units (mobile and fixed) that do not have attached toilets.
- The sanitary arrangements will be built in fixed structures, ensuring a high level of maintenance and hygiene, with emphasis on an architectural design that fits the character of the campground and merges in the surroundings.
- Such arrangements will include separate toilet rooms and shower rooms for men and women, hand sinks, laundry basins, dishwashing basins and garbage disposal facilities. The washing facilities will include hot and cold water.
- The distance of the sanitary arrangements from any accommodation unit may not be less than 30 meters or more than 200 meters.
- Engineering installations for the supply of water and for sanitary and waste disposal arrangements will be implemented according to plans approved by the local authority and the competent bodies.

6.2.3 Public and Service Areas

- Public and service installations will be located in fixed, one-story structures adapted and fitted, in terms of design and construction and finishing materials, to the local surroundings and the general character of the campground.
- The public toilets referred to above are intended for the public area and will be built in addition to the toilets required in the accommodation area (for units that do not have attached toilets).
- The public and service areas must include, in addition, anything that is required by law in respect of emergency services.
- In a combined campground it is permitted to add other public and service areas (such as a laundry room, club, information center, workshop center) that serve the campground's guests as well as outside visitors, subject to reasonable planning and the approval of the Ministry of Tourism.

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Combined Campground – Quotas of Standard Public and Service Areas

Area Coefficients (net square meters) per Bed

Use/beds	100	150	200	300
Reception and management office	0.20	0.16	0.12	0.10
Store/cafeteria	0.25	0.21	0.15	0.13
Kitchen for own cooking	0.25	0.21	0.15	0.13
Activity area/club/food	1.0	1.0	0.95	0.98
General storerooms and maintenance	0.25	0.24	0.23	0.21
Public toilets	0.12	0.10	0.08	0.06
Total	2.07	1.92	1.68	1.61

- Kitchen services for own cooking will include a cooking station, work surfaces and can also include the lease of cooling compartments.

6.2.4 Sports and Recreational Services

- The campground will include shaded areas and beauty spots.
- A combined campground will have centrally organized recreational activity, such as swimming in a swimming/paddling pool or at a regulated beach. In the absence of swimming facilities, the campground must offer other centrally organized activities, such as an animal corner, horse riding ranch, active sports (gliding, climbing, bicycles, all-terrain vehicles, guided trips), workshops, treatments, etc., subject to reasonable planning and to the approval of the Ministry of Tourism.
- A combined campground must have a playground with playground equipment as well as sports facilities or an area for playing ball games.

6.2.5 Roads, Parking and Area Development

- Parking facilities should be arranged for those staying at the campground, including access by car to the area of the accommodation units. If there are sports and recreational services for outside visitors (who are not lodging at the campground), suitable parking solutions should be provided. The campground will be fenced around its perimeter and will have suitable lighting and adequate information and orientation signs.

6.3 Overnight Campground

- In an overnight campground only mobile accommodation units will be approved (see definition in 6.2.1 above).
- An overnight campground will provide sleeping facilities for a minimum of 50 beds.
- The maximum permitted density in an overnight campground is 50 beds per 1,000 square meters.
- A minimum distance of 4 meters must be maintained between adjacent accommodation units.

6.3.2 Sanitary Arrangements

- Sanitary arrangements in the area of the accommodation units will be planned according to the maximum possible number of accommodation units at the site. The number of fixtures will be calculated based on the requirements of the Directives on Sanitary Installations and the number of users according to the number of beds (see 6.2.1 above).
- The sanitary arrangements will be built in fixed structures, ensuring a high level of maintenance and hygiene, with emphasis on optimal integration in the surroundings. Such arrangements will include separate toilet rooms for men and women, central hand sinks and garbage disposal facilities.
- The distance of the sanitary arrangements from any accommodation unit may not be less than 50 meters or more than 200 meters, except in special cases where the conditions at the site do not permit compliance with this requirement..
- Engineering installations for the supply of water and for sanitary and waste disposal arrangements will be implemented according to plans approved by the local authority and the competent bodies.

6.3.3 Public and Service Areas

- Public and service installations will be located in fixed, one-story structures adapted and fitted, in terms of design and construction and finishing materials, to the local surroundings and the general character of the campground.
- The public and service areas will have permanent lighting and must include, in addition, anything that is required by law in respect of emergency services.
- In an overnight campground it is possible to allocate an open assembly area of a suitable size for the planned occupancy, calculated at a ratio of 1 square meter per bed.

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Combined Campground – Quotas of Standard Public and Service Areas

Area Coefficients (net square meters) per Bed

Use/beds	50	100	150	200	250	300
Storerooms/maintenance/ administration	0.13	0.11	0.10	0.09	0.08	
Public toilet	0.22	0.16	0.12	0.10	0.09	
Toilets	0.35	0.27	0.22	0.19	0.17	
Own cooking station (*)	0.20	0.15	0.13	0.11	0.09	

* Optional

7. COUNTRY AND CITY GUEST UNITS

7.1 Guest Units

- A country or city guest unit is a structure that can be separate from or attached to a residential building, but in any event it must have a separate entrance from outside, without the necessity of passing between the guest units themselves or between them and the residential building.
- A city guest unit may be accessed by the residential building's stairs and elevators, provided that there is a controlled main entrance door that serves the guest unit only and isolates it from the building's other uses.
- The location of the guest units must ensure, to the extent possible, the existence of tourism qualities (view to outside scenery, privacy, convenient access, etc.) and avoidance of acoustic, environmental and other nuisances in the vicinity.
- Guest units must be planned with an overall perspective of the entire construction on the lot, using high-quality finishing materials that are suited to the intended tourism use, to the location and to the surrounding landscape.
- The building density of country guest units will be according to the size of the lot as set out in the table below:

Lot Size (sqm.)	Maximum Number of Guest Units
Up to 350	0
351-650	2
651-750	3
751-900	4
901-1000	5
1001-1200	6
1201-1500	8
1501 +	10

- The area of guest units will be as set out in the table below:

Country Guest Unit	City Guest Unit
20-55 sqm. (net)	20-40 sqm.

- Where a guest unit is to include a sleeping gallery, the area of the gallery (in places where it is higher than 1.8 meters) will be included in the calculation of the unit's area.

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- The height of the ceiling in the unit's structure may not be less than 2.50 meters. The height of the ceiling of a sleeping gallery may not be less than 1.80 meters over most of its area, and it will be considered based on the reasonableness of the plan.
- Each unit will consist of a living room, as well as a kitchenette including means for heating and cooling food, a toilet room and a bathroom, whose area will be included in the overall area of the unit as aforesaid. The area of the bathroom may not be less than 3 square meters.
- The guest unit will have water heating, air-conditioning, electricity and sanitary systems.
- In country guest units, sufficient gaps must be maintained between the units to ensure privacy and prevent any disturbance to the guests. In a group of two guest units, the units may not share a common wall.

7.2 Development Outside the Country Guest Unit

- For each detached country guest unit, a shaded balcony will be built measuring no less than 5 square meters. The balcony will not be included in the calculation of the unit's area.
- For country guest units situated on one lot, outside areas will be developed, including gardening, amounting to no less than 200% of the total built area of all the guest units.
- A suitable parking area will be allocated within the area of the lot, according to a ratio of 1 parking space to one guest unit.
- Paved/gardened walking paths will be built from the parking area to the units.

7.3 Special Uses

In a complex containing at least three guest units, it will be possible, subject to an approved urban building plan, to provide, within the framework of the tourism building rights, supplementary tourist services on an area of no more than 60 square meters. The permitted special uses are as detailed below; other uses will be considered in each project on a case by case basis.

- Reception office
- Breakfast room
- Shared kitchen for a group of units
- Health club which can include, among others things, a sauna, Jacuzzi, treatment room, fitness room, heated pool.
- Leisure room, including entertainment, library or Internet services.

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- Activity room – sports, creative workshop, lecture hall, synagogue, and any other activity in the spirit of the place.
- Equipment and furniture storeroom.

7.4 Construction Plan

- Approval of applications to build a guest unit will be conditional on the submission of a construction plan for the entire area of the lot, including the presentation of all the existing and planned structures and the structures slated for demolition.
- The plan will include all the customary details in the same format as an application for a building permit:
 - Details of the proposed environmental development
 - Distances between structures
 - Plans for all the types of guest units plus typical sections and facades.
 - Construction and finishing materials
 - Marking of parking arrangements for the guests in the units.

8. YOUTH HOSTELS

8.1 Rooms

- The minimum number of beds in a youth hostel is 125.
- The types of guest rooms in a youth hostel are: double room, room with 4 beds and room with 6 beds. Putting additional beds in the rooms beyond the planned occupancy will not be allowed.
- The construction of rooms of 6-8 beds without an attached toilet will be permitted solely in the framework of the expansion of existing hostels (in accordance with the physical planning standards for 1999).
- The composition of rooms in a youth hostel will be determined based on the following guidelines:
 - The percentage of rooms with 6 beds may not be less than 65% of all the beds in the hostel.
 - The percentage of rooms with 2-4 beds may not be less than 20%, but the percentage of rooms with 2 beds will be limited to 15%.
 - The rest of the rooms will have 4 or 6 beds, depending on the relevant considerations in each project.

Room Types and Components

Room Type	Room Area (Net)	Entrance Hall and Storage Space	Toilet and Shower	Total Room Area	Mix
2 beds	12.00	3.00	3.50	18.50	10%-15%
4 beds	14.00	3.00	4.50	21.50	At least 20%
6 beds	18.00	3.50	6.00	27.50	At least 65%

- The area of the entrance hallway and storage space will include personal closets according to the number of beds, including storage arrangements for large bags.
- The toilet unit in rooms with 4 beds and up will be planned to enable simultaneous use by several guests. The toilet units for rooms with 6 beds will include a separate toilet room, a separated shower area and a surface with one or two sinks.
- In hostels in which the Ministry of Tourism permits rooms without an attached toilet, these rooms will have shared toilet rooms, separate for boys and girls, with an area according to a ratio of 0.5 square meters per bed. The toilet room will contain one toilet

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and one shower for every 12 beds and one sink for every six beds. Each floor of the hostel will have at least one toilet room.

- In rooms with 4-6 beds, double-decker beds will be installed. Net minimum height of rooms with double-decker beds – 2.80 meters.
- Corridors and public passages will be in accordance with the requirements of the competent authorities. The width of the room corridors and stairwells will be in accordance with the Planning and Building Law.
- The rooms and the public areas will have quiet air conditioning.

8.2 Public Areas

Combined Campground – Quotas of Standard Public Areas

Area Coefficients (net square meters) per Bed

Area Use	Number of Beds		
	150	250	350
Entrance hall and waiting areas	0.59	0.52	0.48
Reception, offices	0.45	0.35	0.31
Dining room	0.90	0.85	0.82
General public areas	0.37	0.30	0.24
Activity rooms/clubrooms	0.91	0.85	0.80
Cafeteria	0.14	0.10	0.08
Total	3.36	2.97	2.73

8.3 Service Areas

Combined Campground – Quotas of Standard Service Areas

Area Coefficients (net square meters) per Bed

Area Use	Number of Beds		
	150	250	350
Kitchen, cooling rooms and kitchen storeroom	1.00	0.90	0.81
Machinery room*, workshop and maintenance	0.55	0.40	0.33
General storeroom	0.26	0.20	0.18
Housekeeping and bleaching	0.18	0.15	0.12
Staff (toilets, lockers and dining room)	0.21	0.20	0.19
Total	2.20	1.85	1.63

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*Note: The machinery rooms do not include areas for air-conditioning installations. These will be added as necessary in warm areas, based on detailed plans.

8.4 Parking

The number of parking places will be in accordance with the local or national standard.

Nevertheless, every hostel must include one parking place for a bus/touring vehicle for every 100 beds, and one parking place for utility vehicles, including loading and unloading, for every 200 beds

8.5 Living Quarters for Staff

In a hostel located at a distance from any settlement, up to five residential units will be permitted for staff, with an area of no more than 18 square meters per unit including attached toilet.

9. HOTEL CONVENTION CENTERS

9.1 General

- A hotel convention center must be planned so as to operate concurrently with the hotel, without any disturbance to the hotel's other guests.
- A separate wing in Level A and B hotels, in Level A suite hotels and in Level A resort villages will be recognized as a convention center, if it satisfies the standards detailed below and is suited to holding conventions with a minimum of 150 attendees.
- The hotel's standard auditoriums can be used as a convention center, provided the overall area is no less than the area required by the standards.
- The convention center must comply with all the requirements of the law and the regulations relating to safety, access and escape routes, detection and warning systems, parking standards, etc.
- The flexibility of the planned areas and their adaptability to the differing requirements of different conventions is fundamental to the planning of a convention center, and therefore inclined or graded auditoriums will not be approved.
- The convention center must have separate ventilation, air-conditioning, heating and lighting systems, with control and operation enabled from inside the activity spaces, also in case of division into sub-auditoriums.

9.2 Entrance Lobby

- The entrance lobby forms the nucleus of the convention center. It must connect with the hotel's lounge, but also provide a direct exit from the hotel.
- The entrance lobby will include information desks, locker areas, exhibit stands, the possibility of serving light refreshments, etc. The lobby must be able to contain all the convention's attendees.
- The entrance lobby must connect conveniently to the main auditorium and to the sub-auditoriums and include all the necessary preparations for electricity, lighting, communication and public address systems.
- The entrance lobby must enable simultaneous and undisturbed activity in the auditoriums themselves as well as in the hotel's other areas. It can optionally be attached to the main auditorium.

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9.3 Auditoriums

- The size of a convention center is derived from the area of its auditoriums calculated at a ratio of 1.5 square meters per attendee.
- A main auditorium that can be divided into sub-auditoriums enables optimal operating flexibility.
- Recommended division: a main sub-auditorium accounting for 50% of the main auditorium space, plus another two to three sub-auditoriums each accounting for 25% of the space. It must be possible to merge the auditoriums.
- Recommended auditorium height – 6 meters; minimum height – 4 meters (in auditoriums holding up to 300 guests, the minimum height will be 6 meters). The planning of the auditoriums must ensure flexibility in arranging the furniture for different types of activities (round table, frontal presentation, presidium stage, etc.).
- The complex of auditoriums must enable darkening and be adapted for different means of screening and presentation. The auditoriums will be separated by acoustic partitions enabling simultaneous activity in adjacent auditoriums without mutual disturbance.

9.4 Public and Service Areas

9.4.1 Storerooms

The convention center's storerooms must allow storage of furniture and equipment needed for different types of conventions. Their location next to the auditoriums will enable rapid adjustment of the auditoriums to different uses (lecture – meal).

9.4.2 Public Toilets

Public toilets will be located near the lobby and the auditoriums. The required area is in addition to the hotel's standard public toilets. The toilets must include facilities for the handicapped as required by law.

9.4.3 Management offices

- These offices are of two kinds: the hotel's offices dealing with the subject of conventions, and multi-purpose offices available to the organizers of the convention in the course thereof.
- An appropriate electricity and communication infrastructure should be implemented, allowing the offices to be converted according to need into press rooms, a media center, simultaneous interpretation rooms, etc.

9.4.4 Food Preparation/Heating Kitchen

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A convention center's kitchen should be designed to enable fast serving of food to the auditoriums. If the complex of auditoriums is adjacent to the hotel's main kitchen, this function can be waived and the space included as extra space in the hotel's kitchen.

Convention Center – Quotas of Areas

Area Coefficients (net square meters) per Guest

Area Use/Coefficient	Number of Guests				
	150	300	500	750	1000
Entrance hall	0.70	0.70	0.65	0.60	0.55
Main auditoriums (can be subdivided)	1.50	1.50	1.50	1.50	1.50
Storerooms	0.36	0.33	0.30	0.27	0.25
Public toilets	0.15	0.12	0.11	0.10	0.08
Management office	0.25	0.20	0.14	0.12	0.10
Food preparation kitchen	0	0.20	0.19	0.17	0.15
Additional area for hotel kitchen (optional)	0.25	0.20	0.14	0.12	0.10
Total coefficient (square meters)	3.21	3.25	3.03	2.88	2.73

10. APPENDICES

10.1 Legal Requirements for the Hotel's Structure and Operation

The various types of tourist accommodation facilities must comply with all the statutory requirements, including on the subject of planning and construction, safety, health, equality for the handicapped, etc.

The Planning and Building Law and the regulations pursuant thereto

- The Planning and Building Regulations (Application for a Permit, Its Conditions and Fees), 5730-1970
- Draft of the Planning and Building Regulations (Application for a Permit, Its Conditions and Fees), Part H1, Second Schedule, October 27, 2008
- The Planning and Building Regulations (Application for a Permit, Its Conditions and Fees), Chapter 21 – Swimming Pools

The Handicapped Equality Law and the regulations pursuant thereto and to other laws in effect or in the process of approval

- The Equal Rights for the Handicapped Law, 5758-1998
- The Equal Rights for the Handicapped Regulations (Adjustments for Access to Sites), 5768-2008

Regulations pursuant to the Equality Law and to other laws on the subject of access that are in the process of approval

- Draft of the Access to Emergency Services Regulations, December 31, 2007
- Draft of the Accessibility Adjustments to a Public Place Other than a Building Regulations, December 16, 2007
- Draft of the Accessibility Adjustments to Existing Public Places Regulations, July 13, 2007
- Draft of the Adjustments for Access to Services Regulations, May 7, 2008 (Chapter 15 – Hosting Services)
- Draft of the Planning and Building Regulations (Application for a Permit, Its Conditions and Fees) (Amendment No.), October 27, 2008

Business licensing

- The Business Licensing Regulations (General Provisions), 5761-2000.
- The Business Licensing Order (Businesses Requiring Licensing), 5755-1995.
- The Business Licensing Regulations (Sanitary Conditions for Summer Camps and Vacation Camps)

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- The Business Licensing Regulations (Swimming Pools and Water Parks), 5761-2001
- The Business Licensing Regulations (Proper Sanitary Conditions for Swimming Pools), 5754-1994

Parking

- The Building and Planning Regulations (Installation of Parking Places), 5743-1983

Sanitation and kitchens

- The Directives on Sanitary Installations, 2007

Safety

- The Regulating of Bathing Places (Safety at Swimming Pools), 5764-2004

Fire prevention

- The Planning and Building Regulations (Application for a Permit, Its Conditions and Fees), Part C – Fire Safety in Buildings

Security

- The Home Command Regulations

General

- The Tourism Services Regulations (Hotels), 5761-2001
- The Prohibition of Money Laundering Regulations (Fees Concerning Providers of Currency Services), 5763-2003
- The Consumer Protection Regulations (Rules Concerning the Display of Prices of Hotel Services to a Tourist), 5765-2005
- The Telecommunications Regulations (Installation, Operation and Maintenance), 5745-1985 (partial)

10.2 Quality of Service

In order to achieve a high-quality and globally competitive tourist accommodation product, it is important to ensure that the tourist's expectations are fulfilled.

The tourist's experience during his stay in Israel is affected both by the physical aspects of the accommodation facility and by the quality and level of its management, services and operation.

Requirements relating to management

- Maintaining cleanliness and providing service that is commensurate with the level of the facility.
- Accuracy and truth in advertising regarding the facilities and services provided, prices and other payments.

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- A clear policy on reservation cancellations.
- Immediate and optimal response to guests' requests, questions and reservations.
- Proper handling of guests' complaints.
- Public liability insurance.
- Signs.

10.3 Equipment and Accessories in the Guest Units

		A	B	C	D
Furniture	Two single beds or a double bed without double-decker beds	Minimum size 2 X 2.0*0.9m	Minimum size 2 X 2.0*0.9m	Minimum size 2 X 1.9*0.8m	
	Night cabinet or shelf next to the bed	√	√	√	
	Full-length mirror	√	√	√	
	Writing desk	With preparation for telephone/ computer/ fax	With preparation for telephone/ computer/ fax	√	√
	Armchair/sofa	√	√		
	Chair	2	2	1	1
	Platform for suitcases	√	√	√	
	Closet or niche for clothing	√	√	√	√
Electric devices	Electricity outlet next to the bed + another two	√	√	√	√
	Reading lamp next to the bed + additional lighting	√	√	√	
	Lighting in the room	√	√	√	√
Electric equipment	Radio or radio broadcasts on TV	√	√	√	
	TV connected to a number of local and international channels with a remote control device	√	√	√	√
	Ironing device or a corresponding service	√	√		
	Kettle or other device for preparing hot drinks	√	√	√	√
	Refrigerator or mini bar	√	√		

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Communications	Internet access from the room	√	√	√	
	Telephone in the room with instructions in multiple languages and direct lines + wakeup service	√	√	√	√
Ventilation	Windows that open, or alternatively air conditioning	√	√	√	
Air conditioning and heating	Adjustable air-conditioning system	√	√	√	√
Carpets and curtains	Wall-to-wall carpeting	√	√		
	Curtain or pergola to filter light	√	√	√	√
	Pillow for each guest + extra pillow	√√	√√	√	√
	Covers/mattresses				
	Extra bed cover in the room				
Accessories	Inflammable trash can	√	√	√	√
	Clothing hangers	√	√	√	√
	Personal safe in the room	√	√		
Bathroom	Bathtub or shower and toilet	√	√	√	√
	Sink in every room + mirror	√	√	√	√
	Washing surface/tray/shelf for toiletries	√	√	√	√
	Assortment of bathing products and toiletries	√	√	√	
	Glass for dental equipment	√	√	√	√
	Hairdryer in each room	√	√	√	
	Bathrobe for each guest	√			
	Bathing + hand towels for each guest	√	√	√	√
	Mat in front of the sink	√	√	√	

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	Lighting above the sink + electricity outlet	√	√	√	√
	Separate climate control	√	√		
	Hooks/racks for towels	√	√	√	√
	Trash can	√	√	√	√

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Ministry of Tourism The Development Administration **Physical Standards for the Planning and Classification of Tourist Accommodation Facilities**

Collection, study and comparative analysis of hotel standards at international management chains and detailed formulation of the standards was done by the members of the Planning Team:

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