

## STAFF ACCOMMODATION – PLANNING ASSUMPTIONS AND DESCRIPTION

Based on the assessment conducted by the hotel consultant and the Owner's internal operations team, the following staffing accommodation requirements have been identified.

### Overall Occupancy

The total number of residents to be accommodated in the staff dormitory is **350 persons**, distributed as follows:

#### Hotel staff:

##### Off-site accommodation (rented apartments):

13 persons

(GRADE 1 – Executive Members)

##### Dormitory rooms (hotel-standard rooms):

54 persons

(GRADE 2, 3, 4 – Department Heads, Unit Managers, Supervisors)

##### Dormitory shared rooms (bed spaces):

160 persons

(GRADE 5 – Service Agents)

Other facilities (yacht marina, serviced apartments, etc.): 136 persons

## PROJECT CONDITIONS

The staff dormitory is designed in compliance with applicable local regulations, including **energy efficiency requirements**.

The site selected for the dormitory is located within a **5 km radius of the hotel** (approximately **1 km in direct distance**).

All essential daily infrastructure (retail stores, banks, pharmacies, etc.) will be available **within walking distance** of the facility.

## KEY CHARACTERISTICS OF THE PLANNED FACILITY

### Accommodation Concept

The Owner has approved the following room typology:

#### Single-occupancy rooms

for managerial staff

#### Triple-occupancy rooms

for line-level employees

Senior executive management is planned to be accommodated **off-site**, in rented apartments within the city.

## STAFF AMENITIES AND SUPPORT FACILITIES

The dormitory will include the following functional areas:

**Staff canteen:** 350 m<sup>2</sup>

**Snack bar / buffet:** 20 m<sup>2</sup>

**Self-service facilities (total 226 m<sup>2</sup>):**

Laundry

Ironing rooms

Storage rooms and related service spaces

**Recreation and leisure areas:** 315 m<sup>2</sup>

Intended for rest, social interaction, and non-working activities during residents' free time.



Item	Qty	Notes
<b>Occupancy (persons):</b>	<b>350</b>	Based on hotel consultant report + owner's maintenance deps estimation
- Department Heads, Managers, Supervisors	54	
- Service Agents	160	
- Other Facilities Staff	136	
<b>Administration</b>	<b>sqm</b>	
Head of dormitory office (manager/warden/director)	12	
Deputy manager office	12	
Chief engineer / maintenance office	8	
Facilities manager office	12	
Reception / security room	12	
Human Resources (HR)	12	
Accounting	22	
Toilets	3	
<b>Shared public and service areas</b>		
Lobby	53	
Recreation / lounge room	315	Based on local norm SP 379.1325800.2020 requirements
Sports and recreation / cultural event rooms	140	Based on local norm SP 379.1325800.2020 requirements
Shared kitchens	349	Requirement to be defined in the design brief
Snack bar / buffet	20	Requirement to be defined in the design brief
Housekeeping storage, luggage storage, linen rooms	88	Recommended on each floor
Laundry rooms (washing, drying, ironing)	53	Laundry capacity 70–100 kg/day.
Sanitary and hygiene facilities	87	
<b>Staff, service and technical rooms</b>		
Clean linen area	24	Bed linen sets circulation is provided
Soiled linen area	16	Bed linen sets circulation is provided
Soiled linen sorting room	12	Bed linen sets circulation is provided
Loading/unloading area	8	Bed linen sets circulation is provided
Common areas (shared)	22	
Service storage rooms	33	
Separate bed space	1 782	Local norms: ≥ 6 sqm per person; 296 pers. (approximated to 3 person/room)
Separate room for 1 staff member	810	Local norms: 15 sqm (room+bathroom); 54 pers.
Corridors	630	
Stairwells	77	
Laundry area	300	
Engineering / MEP rooms	692	15% of total area (excl. laundry)
<b>Total area</b>	<b>5 602</b>	