Bathroom Fixtures

Wash Basin/ Vanity Basin

Typical Description

A wash basin shall be provided within each guest bathroom to support personal hygiene and routine guest use. The basin shall be durable, easy to clean, aesthetically appropriate for hospitality accommodation, and suitable for long-term operation within the USP accommodation portfolio.

The preferred basin arrangement shall comprise an above-counter (vessel) vanity basin mounted on a vanity countertop. Semi-recessed basins may be considered where accessibility, operational, maintenance, or specific design requirements justify an alternative arrangement.

The wash basin shall:

- Be constructed from vitreous china, ceramic, solid surface material, or equivalent approved durable material.
- Be resistant to moisture, staining, corrosion and cleaning chemicals.
- Have smooth, non-porous surfaces for ease of cleaning.
- Be free from cracks, chips and visible defects.
- Be securely fixed to the vanity or supporting structure.
- Be fitted with an operational waste outlet and trap.
- Be compatible with the overall bathroom fixtures and finishes.
- Comply with applicable plumbing standards.
- Be selected with consideration for replacement availability within the local and regional market.

Additional Requirements

- One wash basin shall be provided in each guest bathroom.
- The basin shall be supplied with hot and cold water where available.
- Tapware shall be easily operated by guests.
- Splashback protection shall be provided where necessary.
- Basin location shall allow convenient access to the mirror and guest amenities.
- The preferred basin configuration for guest accommodation shall be an above-counter basin mounted on a vanity top.
- Basin shape may be circular, oval, square, or rectangular, subject to the overall interior design concept.
- Basin selection shall prioritise durability, ease of cleaning, guest usability, maintenance efficiency, and lifecycle replacement.

Performance Requirements

The wash basin shall:

- Function effectively under normal guest use.
- Drain freely without leakage.
- Withstand frequent cleaning and maintenance.
- Resist staining and surface deterioration.
- Remain presentable throughout its service life.
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Basin Width	450-600mm
Basin Depth	350-500mm
Preferred Basin Type	Above-counter (vessel) vanity basin
Alternative Basin Type	Semi-recessed basin where accessibility, maintenance, or operational considerations only
Basin Shape	Circular, oval, square, or rectangular
Material	Vitreous china, ceramic, solid surface, or equivalent approved material
Vanity Width	600 mm minimum
Vanity Depth	500 mm minimum
Vanity Height	850 mm nominal

Preferred Features

- Above-counter basin configuration preferred.
- White finish preferred for consistency and ease of replacement.
- Easy-clean glazed finish.
- Integrated overflow protection.
- Rounded internal profile for ease of cleaning.
- Water-efficient tapware.
- Durable chrome-plated fittings.
- Standardised basin model throughout the facility where practical.
- Coordinated appearance with associated bathroom fixtures and finishes.

Typical Configuration

Bathroom

- 1 × Above-counter vanity basin (preferred).
- 1 × Basin mixer tap.
- 1 × Waste outlet and trap.
- 1 × Vanity cabinet.
- 1 × Mirror centred above basin.

Vanity Mirror

Typical Description

A vanity mirror shall be provided within each guest bathroom to support personal grooming, hygiene, and daily guest use. The mirror shall be durable, moisture-resistant, easy to clean, and suitable for hospitality accommodation environments.

The vanity mirror shall:

- Be constructed from high-quality mirror glass suitable for bathroom environments;
- Be resistant to moisture-related deterioration and corrosion of reflective backing;
- Provide a clear, distortion-free reflection;
- Be securely fixed to the wall or vanity assembly;
- Have smooth, finished, and protected edges;
- Be free from cracks, chips, stains, scratches, or visible defects;
- Be easy to clean and maintain;
- Be compatible with the overall bathroom fixtures and finishes; and
- Be positioned to allow convenient use at the wash basin.

Additional Requirements

- One vanity mirror shall be provided above or adjacent to each wash basin.
- The mirror shall be mounted at a height suitable for most adult users.
- The mirror shall be located to provide clear visibility for grooming and personal care activities.
- Fixings shall be concealed or neatly finished where practical.
- Mirror installation shall not present any safety risk to guests or housekeeping personnel.
- Lighting shall be positioned to minimise shadows and glare when using the mirror.

Performance Requirements

The vanity mirror shall:

- Provide a clear and accurate reflection under normal use;
- Resist moisture damage and deterioration in bathroom conditions;
- Maintain a presentable appearance throughout its service life;
- Withstand routine cleaning and housekeeping activities;
- Remain securely mounted and stable during use; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Mirror Width	500-700mm
Mirror Height	700-900 mm
Mirror Thickness	4-6 mm
Installation Height	Positioned above wash basin for convenient guest use

Preferred Features

- Moisture-resistant backing.
- Frameless design with polished edges.
- Aluminium or corrosion-resistant frame where framed mirrors are used.
- Easy-clean surface.

- Coordinated appearance with vanity and bathroom fixtures.
- LED perimeter lighting or integrated lighting where operationally appropriate.

Operational Standard

Vanity mirrors shall be maintained in a clean, hygienic, and serviceable condition at all times. Mirrors showing evidence of cracks, chips, deterioration of reflective surfaces, damaged frames, loose mountings, excessive scratching, or other defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Vanity mirror positioned above the wash basin.
- Compatible with basin, vanity, lighting, and surrounding bathroom finishes.

Placement Requirements:

- Centrally aligned with the wash basin where practical.
- Positioned to provide comfortable use for standing adults.
- Located to receive adequate lighting for grooming activities.

Toilet Suite

Typical Description

A toilet suite shall be provided within each guest bathroom to support safe, hygienic, and reliable sanitary waste disposal. The toilet suite shall be durable, water-efficient, easy to clean, and suitable for hospitality accommodation environments.

The toilet suite shall:

- Be constructed from vitreous china, ceramic, or equivalent durable sanitary ware material;
- Be resistant to moisture, staining, cleaning chemicals, and routine wear;
- Have smooth, non-porous surfaces for ease of cleaning and hygiene;
- Be fitted with an integral cistern or approved concealed cistern system;
- Be fitted with a durable heavy-duty toilet seat and lid;
- Be securely fixed and stable under normal guest use;
- Be free from cracks, chips, leaks, staining, or visible defects;
- Be connected to the building sanitary drainage system in accordance with applicable plumbing standards;
- Be compatible with associated bathroom fixtures and finishes; and
- Support efficient cleaning and maintenance operations.

Additional Requirements

- One toilet suite shall be provided in each guest bathroom.
- The toilet suite shall be a close-coupled floor-mounted type unless an alternative arrangement is approved.
- A dual-flush cistern shall be provided to promote water conservation.
- The toilet seat shall be of heavy-duty plastic or equivalent durable material.
- Flush controls shall be easily accessible and simple to operate.
- The toilet suite shall be located to allow safe use, routine cleaning, and maintenance access.
- Accessible guest rooms shall be provided with compliant fixtures and clearances in accordance with applicable accessibility requirements.

Performance Requirements

The toilet suite shall:

- Flush effectively and reliably under normal guest use;
- Remain free from leaks at the pan, cistern, valves, and pipe connections;
- Withstand frequent use and cleaning;
- Resist staining, corrosion, and surface deterioration;
- Maintain a clean and presentable appearance throughout its service life;
- Operate with minimal maintenance requirements; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Toilet Type	Close-Coupled WC Suite
Seat Height	400-450 mm
Flush System	Dual Flush
Pan Material	Vitreous China, Ceramic, or Equivalent

Seat Material	Heavy-Duty Plastic or Equivalent
Water Connection	Compatible with Building Plumbing System

Preferred Features

- Water-efficient dual-flush cistern.
- Soft-close toilet seat.
- Concealed pan fixing system.
- Easy-clean rim or rimless design.
- Durable white gloss finish.
- Standardized model throughout the accommodation facility to simplify maintenance and spare parts management.

Operational Standard

Toilet suites shall be maintained in a clean, hygienic, and serviceable condition at all times. Units exhibiting leakage, cracking, staining, damaged seats, faulty flush mechanisms, unstable fixings, blocked drainage, or other operational defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements

Typical Configuration

Bathroom:

- 1 × Close-coupled dual-flush toilet suite.
- 1 × Heavy-duty toilet seat and lid.
- 1 × Toilet roll holder positioned within convenient reach of the user.

Placement Requirements:

- Positioned to allow comfortable guest use and efficient cleaning access.
- Coordinated with adjoining basin, shower, and bathroom fittings.
- Accessible room installations to incorporate required clearances and grab rails where applicable.

Shower Assembly

Typical Description

A shower assembly shall be provided within each guest bathroom to support personal hygiene and guest comfort during occupancy. The shower assembly shall be durable, water-efficient, easy to operate, and suitable for hospitality accommodation environments.

The shower assembly shall:

- Be constructed from chrome-plated brass, stainless steel, or equivalent corrosion-resistant materials;
- Be resistant to moisture, corrosion, water staining, and cleaning chemicals;
- Include a fixed shower head and associated mixer tap or hot and cold controls;
- Provide consistent water flow and temperature control;
- Be securely fixed and stable during normal use;
- Be free from leaks, corrosion, sharp edges, or visible defects;
- Be easy to clean and maintain;
- Be compatible with the building water supply system;
- Be compatible with the overall bathroom fixtures and finishes; and
- Comply with applicable plumbing standards and water efficiency requirements.

Additional Requirements

- One shower assembly shall be provided in each guest bathroom.
- Hot and cold water shall be provided.
- A single-lever mixer tap is preferred.
- Shower controls shall be easily accessible and simple to operate.
- A shower shelf, soap holder, or dispenser shall be provided within the shower area.
- Shower assemblies shall be coordinated with the shower screen or curtain, floor waste, and associated fixtures.
- Accessible guest rooms shall include compliant shower fittings and accessories where required.

Performance Requirements

The shower assembly shall:

- Provide reliable and consistent water flow under normal operating conditions;
- Deliver hot and cold water effectively without leakage;
- Withstand frequent guest use and routine cleaning;
- Resist corrosion, staining, and surface deterioration;
- Maintain a presentable appearance throughout its service life;
- Require minimal maintenance; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Shower Head Type	Fixed Wall-Mounted
Shower Head Height	1900-2100 mm above finished floor
Control Type	Mixer or Separate Hot/Cold Controls
Shower Arm Projection	250-400 mm
Material	Chrome-Plated Brass, Stainless Steel, or Equivalent

Water Connection	Compatible with Building Plumbing System

Preferred Features

- Water-efficient shower head.
- Single-lever mixer control.
- Adjustable shower head angle.
- Easy-clean anti-scale nozzles.
- Durable chrome finish.
- Ceramic-disc mixer cartridge.
- Standardized fittings throughout the accommodation facility to simplify maintenance and spare parts management.

Operational Standard

Shower assemblies shall be maintained in a clean, hygienic, and serviceable condition at all times. Shower heads, mixers, valves, pipe connections, and associated fittings showing evidence of leakage, corrosion, excessive scaling, loose mountings, poor water flow, or operational failure shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Fixed wall-mounted shower head.
- 1 × Mixer tap or hot and cold controls.
- 1 × Soap holder, soap dish, or soap dispenser.
- Associated plumbing connections and wall fittings.

Placement Requirements:

- Positioned within the designated shower area.
- Installed to provide comfortable use for standing adults.
- Coordinated with shower screen or shower curtain, floor drain, shelf, and other bathroom fixtures.

Accessible Rooms (Where Required):

- 1 × Fixed shower head with diverter to detachable hand-held shower.
- Grab rails and accessible fittings provided in accordance with accessibility requirements.
- Compatible with accessible shower seating where required.

Shower Screen

Typical Description

A shower screen shall be provided to enclose the shower area and contain water within the designated wet area. The enclosure shall be durable, easy to clean, resistant to moisture and mould, and suitable for hospitality accommodation environments. Consistent with USP DSG requirements for wet areas, fixtures shall be designed for durability, hygiene, and ease of maintenance.

The shower screen shall:

- Prevent excessive water spray from escaping the shower area;
- Be constructed from durable, moisture-resistant materials suitable for frequent use;
- Be resistant to mould, mildew, corrosion, and cleaning chemicals;
- Have smooth surfaces that are easy to clean and maintain;
- Be securely fixed and stable during normal use;
- Be free from sharp edges, cracks, tears, or visible defects;
- Be compatible with the overall bathroom fixtures and finishes; and
- Support safe and hygienic guest use.

Additional Requirements

- One shower screen shall be provided for each shower.
- Tempered safety glass shall be used where shower screens are installed.
- Shower curtains shall be manufactured from mildew-resistant, hospitality-grade material.
- Curtain rails and screen fixings shall be corrosion-resistant.
- Shower enclosures shall be designed to minimise water leakage onto bathroom floors.
- Accessible guest rooms shall incorporate shower enclosures compatible with accessibility requirements.
- Installation shall not obstruct shower controls, shelves, grab rails, or floor drainage.

Performance Requirements

The shower screen shall:

- Effectively contain water within the shower area;
- Withstand frequent guest use and routine cleaning;
- Resist corrosion, mould growth, staining, and deterioration;
- Maintain structural integrity and stability throughout its service life;
- Maintain a clean and presentable appearance; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Shower Curtain Height	1800-2000 mm
Shower Screen Height	1800-2100 mm
Glass Thickness (Screen)	6-10 mm Tempered Safety Glass
Curtain Material	Hospitality-Grade Mildew-Resistant Fabric or Vinyl
Screen Frame	Aluminium, Stainless Steel, or Frameless

Preferred Features

- Frameless or semi-frameless tempered glass screen.
- Easy-clean glass coating.
- Corrosion-resistant aluminium or stainless-steel fittings.
- Mould-resistant curtain materials.
- Neutral colours compatible with bathroom finishes.
- Minimal joints and crevices to simplify cleaning.
- Standardized design throughout the accommodation facility to simplify maintenance and replacement.

Operational Standard

Shower curtains and shower screens shall be maintained in a clean, hygienic, and serviceable condition at all times. Damaged curtains, cracked glass panels, corroded fittings, loose fixings, excessive staining, mould growth, or other defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom

- 1 × Shower screen assembly.
- Corrosion-resistant support rail, frame, or fixings.
- Integrated with shower assembly, floor drain, and associated bathroom fixtures.

Placement Requirements

- Positioned to fully enclose the shower area.
- Designed to direct water toward the floor drain.
- Installed to permit easy cleaning and maintenance access.
- Coordinated with shower controls, shelves, soap dispensers, and grab rails where provided.

Accessible Rooms (Where Required)

- Shower enclosure arrangement compatible with accessible shower layouts.
- Configured to accommodate grab rails, folding seats, and wheelchair access where applicable.

Soap Dish/ Soap Dispenser

Typical Description

A soap dish or soap dispenser shall be provided within each guest bathroom to support handwashing and personal hygiene. The fixture shall be durable, hygienic, easy to clean, and suitable for hospitality accommodation environments. Consistent with USP DSG principles, bathroom fittings shall be robust, moisture-resistant, and easy to maintain.

The soap dish or soap dispenser shall:

- Be constructed from stainless steel, durable plastic, ceramic, glass, or equivalent hospitality-grade material;
- Be resistant to moisture, corrosion, staining, and cleaning chemicals;
- Be securely mounted or positioned to prevent movement during use;
- Have smooth surfaces for ease of cleaning and maintenance;
- Be free from cracks, chips, sharp edges, or visible defects;
- Allow hygienic storage or dispensing of soap;
- Be compatible with the overall bathroom fixtures and finishes; and
- Be suitable for frequent guest use and housekeeping operations.

Additional Requirements

- One soap dish or soap dispenser shall be provided adjacent to the wash basin.
- A second soap dish or dispenser may be provided within the shower area where separate soap provision is required.
- Wall-mounted soap dispensers are preferred for durability and housekeeping efficiency.
- Soap dispensers shall be readily refillable using standard housekeeping supplies.
- Installation shall prevent soap residue from dripping onto the floor where practicable. This aligns with DSG guidance for soap dispenser installations.
- Fixtures shall not obstruct use of the wash basin, shower controls, or other bathroom fittings.

Performance Requirements

The soap dish or soap dispenser shall:

- Support hygienic handwashing and personal hygiene activities;
- Securely retain or dispense soap during normal use;
- Resist corrosion, staining, and deterioration in wet-area conditions;
- Withstand routine cleaning and housekeeping activities;
- Maintain a presentable appearance throughout its service life; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Fixture Type	Soap Dish or Refillable Soap Dispenser
Dispenser Capacity	300-1000 ml
Material	Stainless Steel, Durable Plastic, Ceramic, Glass, or Equivalent
Mounting Type	Wall Mounted or Counter Mounted
Refill Type	Bulk Refill or Cartridge System

Preferred Features

- Wall-mounted soap dispenser.
- Refillable reservoir.
- Transparent viewing panel to monitor soap levels.
- Lockable dispenser cover.
- Grade 304 stainless steel or durable ABS plastic construction.
- Easy-clean surfaces.
- Standardized model throughout the accommodation facility to simplify maintenance and replenishment.
- Touch-free dispenser in high-occupancy or premium accommodation areas.

Operational Standard

Soap dishes and dispensers shall be maintained in a clean, hygienic, and serviceable condition at all times. Soap supplies shall be replenished as part of routine housekeeping operations. Fixtures exhibiting leakage, cracking, broken mountings, staining, or other operational defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Wash Basin Area:

- 1 × Soap dispenser or soap dish positioned adjacent to the wash basin.

Shower Area (Optional):

- 1 × Additional soap dispenser or soap holder where required.

Placement Requirements:

- Positioned for convenient access during handwashing and bathing activities.
- Located to avoid interference with basin use, mirrors, tapware, and cleaning activities.
- Installed to minimise soap residue accumulation on surrounding surfaces

Towel Rail

Typical Description

A towel rail shall be provided within each guest bathroom for the convenient hanging, drying, and storage of bath towels. The towel rail shall be durable, corrosion-resistant, easy to clean, and suitable for hospitality accommodation environments. Consistent with USP DSG principles, fittings shall be robust, easily maintained, and suitable for wet-area applications.

The towel rail shall:

- Be constructed from stainless steel, chrome-plated brass, aluminium, or equivalent corrosion-resistant material;
- Be resistant to moisture, corrosion, water staining, and cleaning chemicals;
- Be securely fixed to the wall and remain stable during normal use;
- Have smooth surfaces and rounded edges for safety and ease of cleaning;
- Be free from rust, sharp edges, loose fixings, or visible defects;
- Be compatible with the overall bathroom fixtures and finishes; and
- Be suitable for frequent guest use and housekeeping operations.

Additional Requirements

- A minimum of one towel rail shall be provided in each guest bathroom.
- The towel rail shall be located within convenient reach of the shower or bath area.
- Mounting shall be sufficiently robust to support wet bath towels without loosening or distortion.
- Fixings shall be concealed or neatly finished where practicable.
- The towel rail shall not obstruct access to other bathroom fixtures or circulation areas.
- Additional towel rails may be provided in family rooms or larger accommodation units where required.

Performance Requirements

The towel rail shall:

- Safely support wet towels during normal use;
- Remain securely fixed under repeated guest use;
- Resist corrosion, staining, and surface deterioration;
- Withstand routine cleaning and housekeeping activities;
- Maintain a presentable appearance throughout its service life; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Towel Rail Length	600-800mm
Rail Diameter	19-32 mm
Projection from Wall	60-120 mm
Material	Stainless Steel, Chrome-Plated Brass, Aluminium, or Equivalent
Mounting Type	Wall Mounted

Preferred Features

- Grade 304 stainless steel construction.
- Concealed fixings.

- Polished or satin finish.
- Double rail configuration where additional towel capacity is required.
- Rounded corners and smooth edges.
- Easy-clean surfaces.
- Standardized design throughout the accommodation facility to simplify maintenance and replacement.

Operational Standard

Towel rails shall be maintained in a clean, hygienic, and serviceable condition at all times. Rails exhibiting corrosion, loose fixings, bending, damaged finishes, or other defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Wall-mounted towel rail positioned adjacent to the shower area or within convenient reach of the wash basin.
- Coordinated with towel hooks and other bathroom accessories.

Placement Requirements:

- Mounted at approximately 1100-1300 mm above finished floor level.
- Positioned clear of direct water spray where practical.
- Located to allow towels to hang freely for drying.
- Installed to avoid interference with doors, shower screens, and other fixtures

Towel Hook

Typical Description

A towel hook shall be provided within each guest bathroom for the convenient hanging of hand towels, bath towels, clothing, and personal items. The towel hook shall be durable, corrosion-resistant, easy to clean, and suitable for hospitality accommodation environments. Consistent with USP DSG principles, bathroom fittings shall be robust, easy to maintain, and suitable for wet-area conditions.

The towel hook shall:

- Be constructed from stainless steel, chrome-plated brass, aluminium, or equivalent corrosion-resistant material;
- Be resistant to moisture, corrosion, water staining, and cleaning chemicals;
- Be securely fixed to the wall, door, or partition;
- Have smooth surfaces and rounded edges for safety and ease of cleaning;
- Be free from rust, sharp edges, loose fixings, or visible defects;
- Be suitable for supporting wet towels and light personal items;
- Be compatible with the overall bathroom fixtures and finishes; and
- Be suitable for frequent guest use and housekeeping operations.

Additional Requirements

- A minimum of two towel hooks shall be provided in each guest bathroom.
- At least one hook shall be positioned adjacent to the shower area for convenient access.
- Hooks may be mounted on walls, partitions, or the rear of the bathroom door.
- Mounting shall be sufficiently robust to support wet bath towels without loosening or distortion.
- Fixings shall be concealed or neatly finished where practical.
- Hooks shall not obstruct circulation paths, doors, or access to bathroom fixtures.

Performance Requirements

The towel hook shall:

- Safely support wet towels and light personal items during normal use;
- Remain securely fixed under repeated guest use;
- Resist corrosion, staining, and surface deterioration;
- Withstand routine cleaning and housekeeping activities;
- Maintain a presentable appearance throughout its service life; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Hook Type	Single or Double Robe/Towel Hook
Projection from Wall	40-75 mm
Material	Stainless Steel, Chrome-Plated Brass, Aluminium, or Equivalent
Mounting Type	Wall, Door, or Partition Mounted
Load Capacity	Suitable for Wet Towels and Light Garments

Preferred Features

- Grade 304 stainless steel construction.
- Concealed fixing system.

- Rounded profile without sharp edges.
- Double-hook design for additional capacity.
- Satin or polished finish.
- Easy-clean surfaces.
- Standardized design throughout the accommodation facility to simplify maintenance and replacement.

Operational Standard

Towel hooks shall be maintained in a clean, hygienic, and serviceable condition at all times. Hooks exhibiting corrosion, loose fixings, bending, damaged finishes, or other defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 2 × Wall-mounted towel hooks.
- Coordinated with the towel rail and other bathroom accessories.

Placement Requirements:

- One hook positioned adjacent to the shower area.
- One hook positioned near the wash basin or on the rear of the bathroom door.
- Mounted at approximately 1600-1800 mm above finished floor level.
- Located to allow convenient access while avoiding interference with doors, shower screens, and other fixtures

Bathroom Shelf

Typical Description

A bathroom shelf shall be provided within each guest bathroom for the convenient storage of toiletries, personal grooming items, and guest amenities. The shelf shall be durable, moisture-resistant, easy to clean, and suitable for hospitality accommodation environments. Consistent with USP DSG principles, bathroom fittings shall be robust, practical, and easy to maintain in wet-area conditions.

The bathroom shelf shall:

- Be constructed from tempered glass, stainless steel, aluminium, solid surface material, or equivalent durable material;
- Be resistant to moisture, corrosion, staining, and cleaning chemicals;
- Be securely fixed to the wall and remain stable during normal use;
- Have smooth surfaces and finished edges for safety and ease of cleaning;
- Be free from cracks, chips, corrosion, or visible defects;
- Provide adequate space for typical guest toiletries and personal items;
- Be compatible with the overall bathroom fixtures and finishes; and
- Be suitable for frequent guest use and housekeeping operations.

Additional Requirements

- One bathroom shelf shall be provided adjacent to or beneath the vanity mirror.
- The shelf shall be positioned to allow convenient access while using the wash basin.
- Fixings shall be concealed or neatly finished where practicable.
- The shelf shall be designed to prevent items from easily falling during normal use.
- Additional shelves may be provided within the shower area where required.
- The shelf shall not obstruct mirrors, lighting, tapware, or circulation within the bathroom.

Performance Requirements

The bathroom shelf shall:

- Safely support guest toiletries and personal items under normal use;
- Remain securely fixed under repeated guest use;
- Resist corrosion, staining, and surface deterioration;
- Withstand routine cleaning and housekeeping activities;
- Maintain a presentable appearance throughout its service life; and
- Be easily replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Shelf Length	300-600 mm
Shelf Depth	100-150 mm
Shelf Thickness	Suitable for intended loading
Material	Tempered Glass, Stainless Steel, Aluminium, or Equivalent
Mounting Type	Wall Mounted

Preferred Features

- Tempered safety glass shelf.
- Grade 304 stainless steel brackets.

- Rounded corners and polished edges.
- Integrated retaining rail.
- Easy-clean surfaces.
- Corrosion-resistant fixings.
- Consistent appearance throughout the accommodation facility.
- Coordinated design with vanity mirror and bathroom accessories.

Operational Standard

Bathroom shelves shall be maintained in a clean, hygienic, and serviceable condition at all times. Shelves exhibiting loose fixings, cracks, chipped edges, corrosion, damaged finishes, or other defects shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Wall-mounted shelf positioned adjacent to or below the vanity mirror.
- Coordinated with wash basin, mirror, soap dispenser, and other bathroom accessories.

Placement Requirements:

- Mounted approximately 1000-1200 mm above finished floor level.
- Positioned for easy access while standing at the wash basin.
- Located to avoid interference with tapware, lighting, mirrors, and cleaning activities.
- Installed to allow easy cleaning of surrounding wall and vanity surface

Floor Drain

Typical Description

A floor drain shall be provided within each guest bathroom to facilitate the efficient removal of wastewater from shower and wet floor areas. The floor drain shall be durable, corrosion-resistant, easy to clean, and suitable for hospitality accommodation environments. Consistent with USP DSG requirements, bathroom wet areas shall drain effectively, prevent water ponding, and support safe and hygienic operation.

The floor drain shall:

- Be constructed from stainless steel, brass, uPVC, or equivalent corrosion-resistant material;
- Be resistant to moisture, corrosion, cleaning chemicals, and routine wear;
- Include a removable grate or cover for cleaning and maintenance;
- Be securely connected to the building drainage system;
- Be free from cracks, damage, corrosion, or visible defects;
- Prevent accumulation of standing water within the bathroom;
- Be compatible with surrounding floor finishes and waterproofing systems; and
- Comply with applicable plumbing and drainage standards.

Additional Requirements

- A floor drain shall be provided within each shower area.
- Bathroom floors shall be graded to direct water toward the floor drain.
- The floor drain shall be positioned to minimize water ponding and facilitate cleaning.
- The drain grate shall be removable without specialized tools where practicable.
- Floor drainage shall be coordinated with waterproofing and floor finishes.
- Accessible bathrooms shall incorporate floor drainage arrangements suitable for accessible shower layouts.

Performance Requirements

The floor drain shall:

- Remove wastewater efficiently during normal shower operation;
- Prevent excessive water accumulation on bathroom floors;
- Resist blockage, corrosion, staining, and deterioration;
- Withstand routine cleaning and housekeeping activities;
- Minimize odours from the drainage system through appropriate trap arrangements;
- Maintain a presentable appearance throughout its service life; and
- Be readily maintainable and replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Floor Drain Type	Floor Waste Gully (FWG) or Equivalent
Grate Size	100 mm × 100 mm minimum
Material	Stainless Steel, Brass, uPVC, or Equivalent
Grate Type	Removable
Outlet Size	Compatible with Building Drainage System

Preferred Features

- Grade 304 stainless steel grate.
- Heel-proof grate design.
- Removable grate for easy cleaning.
- Integral water seal or trapped waste arrangement.
- Corrosion-resistant construction.
- Low-maintenance design.
- Standardized fittings throughout the accommodation facility to simplify maintenance and replacement.
- Brushed stainless-steel finish.

Operational Standard

Floor drains shall be maintained in a clean, hygienic, and serviceable condition at all times. Drains shall be inspected regularly to ensure free flow of wastewater and to prevent blockage, odour, or water ponding. Damaged grates, blocked drains, defective traps, or corroded components shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Floor drain located within the shower area.
- Connected to the building sanitary drainage system.

Placement Requirements:

- Positioned at the lowest point of the shower floor or wet area.
- Coordinated with floor falls and waterproofing systems.
- Located to permit effective cleaning and maintenance access.

Exhaust Fan / Ventilation

Typical Description

Ventilation shall be provided within each guest bathroom to remove moisture, odours, and airborne contaminants generated during normal use. The system shall assist in maintaining a comfortable, hygienic, and mould-resistant environment and shall be suitable for hospitality accommodation applications. Consistent with USP DSG requirements, workplace amenities and wet areas shall provide adequate ventilation and moisture control.

The exhaust fan or ventilation system shall:

- Be suitable for bathroom and wet-area applications;
- Be constructed from durable, corrosion-resistant materials;
- Be resistant to moisture, humidity, and cleaning chemicals;
- Effectively remove humid air and odours from the bathroom;
- Operate safely and reliably under normal conditions;
- Be easy to clean and maintain;
- Be free from excessive noise, vibration, or visible defects;
- Be connected to an appropriate exhaust outlet or ventilation path; and
- Comply with applicable electrical and building service requirements.

Additional Requirements

- Each bathroom shall be provided with either:
  - A mechanical exhaust fan; or
  - Natural ventilation through operable windows where approved and practical.
- Bathrooms without adequate natural ventilation shall be fitted with a mechanical exhaust system.
- Exhaust fans shall discharge to the exterior of the building and not into ceiling spaces.
- Fan grilles shall be readily accessible for cleaning and maintenance.
- Ventilation systems shall be coordinated with lighting and ceiling layouts.
- Controls may be linked to the bathroom light switch or provided as a separate switch

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Performance Requirements

The exhaust fan or ventilation system shall:

- Effectively remove moisture generated during showering and bathroom use;
- Reduce condensation on mirrors, walls, ceilings, and fittings;
- Minimise the risk of mould and mildew growth;
- Operate with minimal vibration and noise;
- Withstand routine cleaning and maintenance activities;
- Maintain a presentable appearance throughout its service life; and
- Be readily maintainable and replaceable as part of the USP asset replacement programme.

Typical Dimensions

Item	Minimum Requirement
Fan Type	Ceiling or Wall Mounted Exhaust Fan
Fan Size	200-300 mm Diameter
Airflow Capacity	Suitable for Bathroom Size
Noise Level	Low Noise Operation Preferred
Power Supply	240V AC

Grille Material	Plastic, Aluminium, or Equivalent Corrosion-Resistant Material

Preferred Features

- Low-noise operation.
- Energy-efficient motor.
- Backdraft damper.
- Moisture-resistant construction.
- Easy-remove grille for cleaning.
- Timer overrun function.
- LED indicator where applicable.
- Standardized model throughout the accommodation facility to simplify maintenance and spare parts management.

Operational Standard

Exhaust fans and ventilation systems shall be maintained in a clean, safe, and serviceable condition at all times. Fan grilles shall be cleaned regularly to prevent dust accumulation and maintain airflow performance. Units exhibiting excessive noise, vibration, reduced airflow, damaged grilles, electrical faults, or operational failure shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom:

- 1 × Ceiling-mounted or wall-mounted exhaust fan.
- Ducted to the external environment where required.

Placement Requirements:

- Located above or adjacent to the shower area where practical.
- Positioned to maximise removal of moisture and odours.
- Coordinated with lighting, ceiling access panels, and other bathroom services.
- Installed to allow easy maintenance access.

Alternative Ventilation:

- Operable window providing adequate natural ventilation where approved and practical.
- Natural ventilation shall not compromise privacy, weather protection, or security requirements

Bathroom Lighting

Typical Description

Lighting shall be provided within each guest bathroom to support personal grooming, hygiene, housekeeping activities, and safe circulation. The lighting system shall provide a comfortable and welcoming guest experience while maintaining energy efficiency, durability, ease of maintenance, and suitability for hospitality accommodation applications.

Consistent with USP Design Services Group (DSG) requirements, bathroom lighting shall provide adequate illumination, minimise glare, and be suitable for wet-area environments.
The bathroom lighting system shall:

- Utilise LED lighting technology throughout.
- Provide uniform illumination across the bathroom space.
- Be resistant to moisture, humidity, and cleaning chemicals.
- Minimise shadows at vanity and mirror locations.
- Be durable and suitable for hospitality accommodation applications.
- Be easy to clean and maintain.
- Be free from excessive glare, flicker, or visible defects.
- Be coordinated with ventilation systems, mirrors, ceilings, and bathroom fixtures.
- Comply with applicable electrical and building service requirements.

Additional Requirements

- Each bathroom shall be provided with:
  - General ceiling lighting; and
  - Dedicated vanity/mirror lighting.
- Surface-mounted ceiling luminaires shall be the preferred lighting solution.
- Recessed downlights may be considered where required to achieve specific architectural or interior design objectives.
- Bathrooms without adequate natural lighting shall rely entirely on artificial lighting designed to achieve the required illumination levels.
- Light fittings shall be suitable for damp and wet-area environments.
- Lighting layouts shall be coordinated with mirrors, exhaust fans, ceiling access panels and other building services.
- Switching shall be conveniently located adjacent to the bathroom entrance.
- Separate switching for vanity lighting may be provided where practical.
- Accessible bathrooms shall incorporate lighting arrangements that provide even illumination without excessive glare or shadowing.

Performance Requirements

The bathroom lighting system shall:

- Provide safe illumination for normal bathroom activities.
- Provide adequate facial illumination for shaving, grooming and personal care.
- Minimise shadows at the wash basin and mirror.
- Operate reliably under normal conditions.
- Minimise energy consumption through the use of high-efficiency LED fittings.
- Withstand routine cleaning and maintenance activities.
- Maintain a presentable appearance throughout its service life.

- Be readily maintainable and replaceable as part of the USP asset replacement programme.

Typical Dimension

Item	Minimum Requirement
Preferred General Lighting Type	Surface-Mounted LED Ceiling Luminaire
Alternative General Lighting Type	Recessed LED Downlight
Vanity Lighting Type	Linear LED Mirror Light
General Lighting Level	200 Lux Minimum
Vanity Lighting Level	300-500 Lux
Colour Temperature	4000K Preferred
Colour Rendering Index (CRI)	Minimum CRI 80
Moisture Protection	IP44 Minimum
Shower Area Fittings	IP65 Recommended
Lamp Type	LED Only
Operating Voltage	Compatible with Building Electrical System

Preferred Features

- Surface-mounted ceiling fitting preferred.
- Dedicated linear vanity mirror light.
- Energy-efficient LED technology.
- Low-glare diffuser.
- Moisture-resistant construction.
- Neutral white colour temperature (4000K).
- Corrosion-resistant fittings suitable for tropical and coastal environments.
- Long-life LED drivers.
- Easily replaceable components.
- Standardised fitting types throughout the accommodation facility to simplify maintenance and spare parts management.
- Lighting coordinated with bathroom ventilation and ceiling layouts.

Operational Standard

Bathroom lighting systems shall be maintained in a clean, safe, and serviceable condition at all times. Luminaires, diffusers, drivers and associated controls shall be inspected regularly. Fittings exhibiting excessive flicker, reduced illumination, damaged housings, corrosion, electrical faults, or operational failure shall be repaired or replaced promptly in accordance with USP maintenance and asset management requirements.

Typical Configuration

Bathroom

- 1 × Surface-mounted LED ceiling luminaire (preferred).
- 1 × Linear LED mirror light positioned above vanity mirror.
- 1 × Exhaust fan where required.
- Associated switching and controls.

5.12.1 Placement Requirements

- Ceiling luminaire centrally located within the bathroom where practical.

- Mirror light positioned directly above and centred on the vanity mirror.
- Lighting arrangement coordinated with exhaust fan location.
- Fittings positioned to minimise shadows and glare.
- Installation shall allow easy maintenance access and replacement.

Alternative Arrangement

Where approved by USP Design Services:

- 1 × Recessed LED downlight may be substituted for the surface-mounted ceiling luminaire where specific architectural outcomes are required.

Bathroom Fixtures Concepts

3D VISUAL CONCEPT – WHITE MODEL ONLY

B01 WASH BASIN / VANITY BASIN



Wall mounted vanity with integrated basin and shelf.

B02 VANITY MIRROR



Rectangular mirror with integrated backlit LED lighting.

B03 TOILET SUITE



Close coupled toilet suite with soft close seat.

B04 SHOWER ASSEMBLY



Wall mounted shower assembly with rain shower and hand shower.

B05 SHOWER CURTAIN / SHOWER SCREEN



Shower curtain on rod or fixed glass screen.

B06 SOAP DISH / SOAP DISPENSER



Wall mounted soap dish or liquid soap dispenser.

B07 TOWEL RAIL



Single or double towel rail for bath towels.

B08 TOWEL HOOK



Wall mounted hook for towels or robes.