USP LODGE ACCOMMODATION

Proposed Furniture Standards Picture Inventory

DRAFT FOR SAMPLE SELECTION & ENDORSEMENT

Initial issue | Samoa mock room and future USP lodge fit-outs

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Document Purpose: -

Quick visual catalogue for approving standard furniture and equipment types before procurement.

Item	Description
Authority basis	COO-approved USP Lodge Accommodation Standards
Important	Images are indicative design references only. They are not supplier or brand endorsements. Final products must satisfy the stated minimum specification and procurement requirements.

Design Intent: -

A consistent, simple and durable 3-star lodge standard featuring warm timber-look finishes, neutral fabrics, easy-clean surfaces, robust commercial hardware, and furniture that can be replaced or reproduced consistently across USP campuses. Local sourcing is acceptable where the approved form, function, durability and finish are maintained.

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01 BED & MATTRESS





INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Commercial hospitality-grade bed base and comfortable quality mattress. · Queen/double or single configuration as approved for the room type. · Robust base, stable legs/glides and easily cleanable finishes. · Headboard simple, durable and free of difficult-to-clean detailing. · Mattress protector and approved white hotel-style linen set provided separately.	☐ Correct room size/configuration ☐ Comfort and support acceptable ☐ No sharp edges or unstable components ☐ Replacement mattress sizes readily available ☐ Finish coordinated with standard furniture palette

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price. The sample should be physically inspected where practical before bulk order.

02 BEDSIDE TABLE





INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· One bedside table per sleeping position where room layout permits. · Approx. 450-550mm wide, 400-500mm deep and 500-650mm high. · Durable moisture-resistant laminate or sealed timber-look finish. · Drawer plus open shelf preferred. · Rounded exposed edges and robust commercial-grade hardware.	☐ Bedside lamp/charging coordination confirmed ☐ Stable construction ☐ Easy-clean surface ☐ Drawer operation acceptable ☐ Finish matches furniture suite

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

03 WARDROBE



WARDROBE (DOUBLE DOOR)

FUNCTIONAL. DURABLE. TIMELESS.



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Full-height wardrobe with hanging rail suitable for shirts, dresses and jackets. · Approx. 600-900mm wide, 600mm deep and 1800-2100mm high. · Minimum one upper storage shelf. · Lower luggage shelf or luggage space preferred. · Corrosion-resistant hinges and handles. · Doors to operate safely without obstructing circulation.	☐ Adequate hanging capacity ☐ Storage shelves provided ☐ Door swing acceptable ☐ Luggage accommodation adequate ☐ Finish coordinated with room standard

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

04 WRITING TABLE & CHAIR



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Desk approximately 1000-1200mm wide and 500-600mm deep. · Moisture-resistant work surface with eased edges. · Cable grommet/access preferred. · Located adjacent to power outlet. · Commercial-grade supportive chair with durable finish.	☐ Comfortable for guest use ☐ Stable construction ☐ Power access coordinated ☐ Chair clears circulation zone ☐ Finish suitable for heavy use

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Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

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05 FULL HEIGHT DRESSING MIRROR





INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Minimum size 600-900mm wide × 1800mm high. · 5mm safety-backed glass. · Durable framed finish. · Secure wall fixing. · Bottom edge 150-200mm above finished floor level.	☐ Safety backing verified ☐ Secure fixing details provided ☐ Viewing height appropriate ☐ Frame finish durable ☐ Compliance confirmed

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

06 LUGGAGE RACK

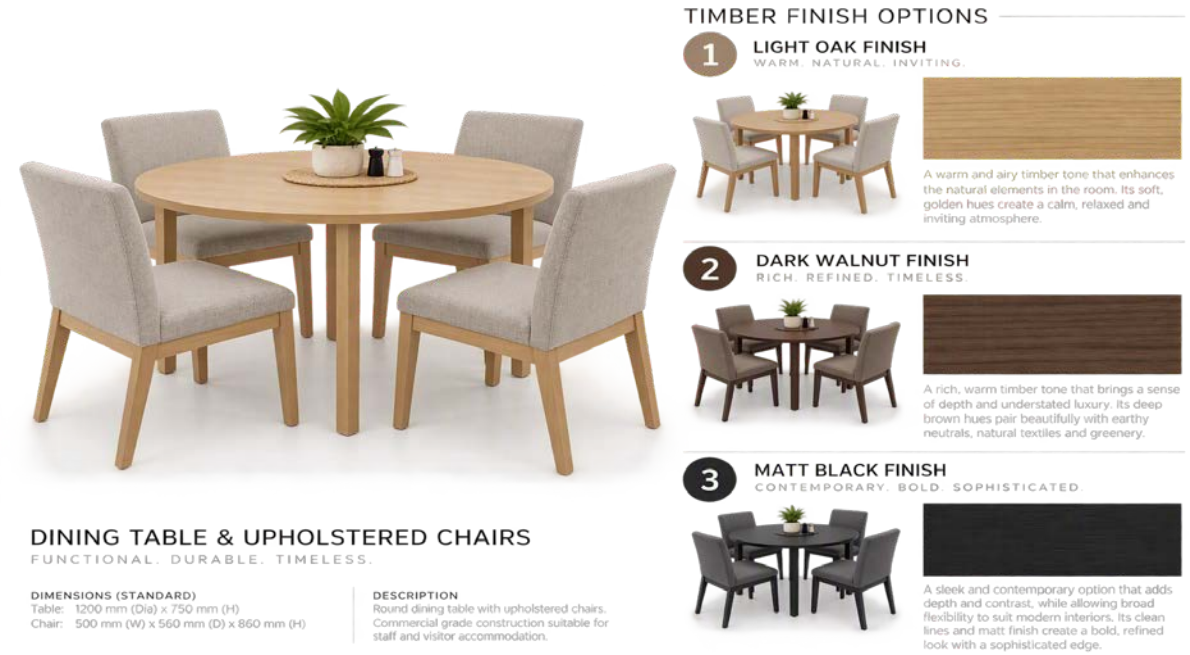


INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Commercial hospitality-grade foldable luggage rack. · Minimum 650mm L × 450mm D × 550mm H. · Powder-coated steel or solid hardwood construction. · Heavy-duty nylon webbing straps. · Minimum load capacity 40kg.	☐ Foldability confirmed ☐ Load rating verified ☐ Non-marking feet provided ☐ Stable under load ☐ Suitable finish

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

07 DINING TABLE



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· 1200mm diameter dining table. · Minimum 25mm moisture-resistant substrate. · High-pressure laminate finish. · Solid hardwood or powder-coated steel frame. · Height approximately 750mm.	☐ Seats four (4) guests comfortably ☐ Stable frame ☐ Easy-clean finish ☐ Scratch-resistant surface ☐ Matches approved furniture palette

08 DINING CHAIRS

INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Commercial-grade dining chair. · Supportive seating design. · Easy-clean upholstery or wipe-clean finish. · Heavy-duty construction. · No delicate decorative detailing.	☐ Comfort acceptable ☐ Stable on floor ☐ Finish suitable for hospitality use ☐ Easy maintenance ☐ Matches dining table finish

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

09 IRONING BOARD



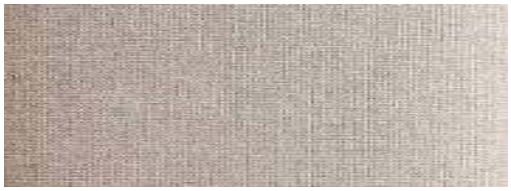
INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Minimum ironing surface 1100mm × 350mm. · Adjustable height 700-900mm. · Padded heat-resistant cover. · Powder-coated steel frame. · Integrated iron rest.	☐ Adjustable operation verified ☐ Stable when open ☐ Cover removable ☐ Foldable storage ☐ Hospitality grade construction

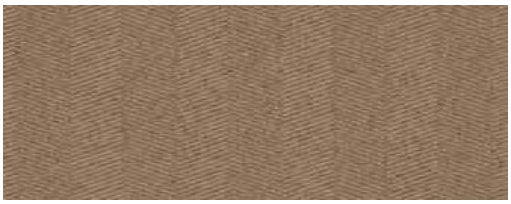
Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

10 SINGLE-SEAT SOFA





Option 1: Oatmeal / Warm Stone Beige



Option 2: Mocha Color Fabric



Option 3: Medium Grey Color Fabric

INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Minimum overall size 800mm W × 800mm D × 850mm H. · Solid hardwood or engineered timber frame. · High-density foam cushioning. · Commercial stain-resistant upholstery. · Heavy-duty legs and construction.	☐ Comfortable seating ☐ Upholstery suitable ☐ Durable frame ☐ Easy maintenance ☐ Coordinates with room design

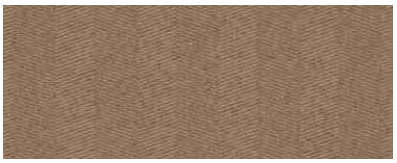
Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

11 DOUBLE-SEAT SOFA





Option 1: Oatmeal / Warm Stone Beige



Option 2: Mocha Color Fabric



Option 3: Medium Grey Color Fabric

INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Minimum overall size 1500mm W × 850mm D × 850mm H. · Solid hardwood or engineered timber frame. · High-density foam cushioning. · Commercial-grade fabric upholstery. · Robust hospitality construction.	☐ Seating comfort acceptable ☐ Easy-clean finish ☐ Structural stability confirmed ☐ Appropriate scale for room ☐ Coordinated finish

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

12 COFFEE TABLE





INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Approx. 900mm L × 500mm W × 450mm H. · Light oak timber-look laminate finish. · Solid hardwood or powder-coated steel frame. · Rounded corners. · Scratch-resistant and moisture-resistant surface.	☐ Stable construction ☐ Easy-clean finish ☐ Suitable proportions ☐ Durable materials ☐ Matches furniture suite

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

ELECTRICAL / ELECTRONIC EQUIPMENT

13 BEDSIDE / READING LAMP





INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Commercial-grade bedside lamp. · Minimum overall height 400mm. · LED light source 8W-12W. · Warm white colour temperature 2700K-3000K. · Stable weighted base and on/off switch. · Floor Lamp Stand overall height 1400-1700mm. · Base Diameter 250-350mm.	☐ Illumination level suitable ☐ Stable construction ☐ LED operation confirmed ☐ Hospitality-grade finish ☐ Electrical compliance verified

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Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

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14 TV SCREEN



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Minimum 43-inch LED Smart TV. · HDMI and USB connectivity. · Integrated streaming capability. · Wall-mounted or securely fixed. · Energy-efficient model.	☐ Screen size compliant ☐ Connectivity verified ☐ Secure installation ☐ Streaming functions operational ☐ Warranty provided

Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

15 MINI REFRIGERATOR



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· Energy-efficient bar refrigerator. · Net capacity 90-120 litres. · Adjustable shelving. · Temperature control. · Low-noise operation suitable for guest rooms.	☐ Capacity verified ☐ Noise level acceptable ☐ Temperature control functional ☐ Energy rating suitable ☐ Warranty provided

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Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

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16 IRON



INDICATIVE APPROVED STYLE

Minimum Standard	Approval / Procurement Check
· 240V steam iron. · Ceramic soleplate. · Anti-drip function. · Variable steam settings. · Automatic shut-off and minimum 2000W rating.	☐ Safety features confirmed ☐ Steam function operational ☐ Hospitality-use suitability ☐ Electrical compliance verified ☐ Warranty provided

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Selection note: Supplier to submit product photo, dimensions, materials/finish, warranty and delivered price.

Standard Approval Fields

Design Services recommendation: _____

Estates & Infrastructure endorsement: _____

COO approval / approved variation (where required): _____

Date / revision: _____