TYPES OF LODGING PROPERTIES II

Based on Service Level
Limited Service Properties
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**LIMITED-SERVICE PROPERTIES**

- Fewer Services → Lower Price
- Motels were the first limited-service properties
- Something between a hotel and a motel at a midrange price
- Some hotels got smaller and began calling themselves inns.
- Medium level of service
- Amenities include: bed, TV, phone, bathroom and daily housekeeping
- Swimming pool
- Continental breakfast (no kitchen required)
LIMITED-SERVICE PROPERTIES

- Three or four stories tall
- May have the word INN in the name
- No restaurant or bell attendants
- One or two small meeting rooms
- Internet access in each room
- Located near business parks or highways
- Usually a brand name restaurant is located nearby
- Examples: La Quinta Inns, Hampton Inns, and Fairfield Inns
**MOTELS**

- One or two stories
- No Interior corridors
- No elevators
- Parking located close to the rooms
- Rooms entered from the outside
- Minimal service
- Amenities include: bed TV, phone, bathroom and daily housekeeping
- No foodservice, bar or recreational facilities
LIMITED-SERVICE PROPERTIES
SUBCATEGORIES

- Limited-Service Hotels
- Motels
- Budget Hotel
  - Also called economy hotel, budget motel, or economy motel
  - Lowest rates and least service
  - Small rooms with built in furniture
  - Comfortable, clean place to sleep at a low price
  - Motel 6 – Offered rooms for $6 in the 1960s
  - Microtel – Newer version

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SPECIALTY ACCOMMODATIONS

- Vary in level of service but usually less service than a full service hotel more than a motel
- May provide a unique experience
- Specialty Accommodations Subcategories:
  - Conference Centers
  - Lodges
  - Bed-and-breakfasts
  - Hostels
  - Campgrounds
CONFERENCE CENTER

- 60% or more of the occupancy generated by conferences
- Smaller facilities in suburban or rural areas or on college campuses
- Meeting Package Rates: sleeping rooms, meeting rooms, and meals for conference attendees.
- Guests go to the same meeting and eat all meals together
- Staff trained to work with meeting planners
- Some large companies and universities have their own conference centers for training their employees
Lodges

- Rooms and housekeeping provided for guests that are participating in a recreational activity
- Examples: Hunting, fishing, skiing, or horseback riding
- Usually small; 10-100 rooms
- Located in area where the activity is done
- Designed to offer peace and serenity to guests
BED-AND-BREAKFAST

- Unique experience
- Historic charm
- Personal service and charming location
- Originated from the European tradition of people opening their homes to travelers
- Home-cooked breakfast
- Family like atmosphere
- Meet owners and other guests at meals
- Bed-and-breakfast Inns – larger and more rooms
HOSTEL

- Sleeping rooms, bathrooms and kitchen facilities are shared
- Very inexpensive
- No linen, toilet articles or housekeeping provided
- Guests may perform chores as part of their payment
- Guests may prepare own food in the kitchen
CAMPGROUND

- Started as a place to pitch a tent with a restroom nearby
- Hot showers and modern plumbing
- Hook-ups for recreational vehicles (water, sewer, electricity and cable television)
- Swimming pools
- Located in natural areas where people hike and enjoy the scenery
- Located near national and state parks
INSTITUTIONAL HOUSING

- Schools, universities, hospitals, prisons and the military.
  - Dormitory style
  - Shared bathroom facilities

- Senior Housing (place to live for people over 55)
  - Resort style
  - Rent or buy an apartment
  - Communal Dining Room, fitness & recreational facilities, lounges and library
  - Banking, beauty salon, and transportation

- Nursing Home
  - Small sleeping room
  - Foodservice
  - Medical care
  - Social services
REFERENCES/RESOURCES

Textbooks:


○ *Lodging Management Program Year One*  
  AHLA Educational Institute  
  ISBN 0-86612-214-1