



SPACE CHARGING

2019 Rental Charge Cost Base (\$m)



■ Lease Costs ■ Depreciation

INCLUDES

University owned teaching, research, office, storage and ancillary spaces used to support the University's core business needs.

Leased spaces are paid directly by central Infrastructure and recovered from faculties via the space charging model.

EXCLUDES

Non-usable spaces (eg circulation/corridors ,toilets), residential accommodation, car parks, external spaces, and selected sites that cannot be re-purposed are excluded from the rental space charging methodology.

DATA SOURCE

Data stored in UniSpace is the official record of space occupied by a faculty. Physical room attributes stored on UniSpace drive the rental space charge

Contact the Systems and Business Improvement Team within Infrastructure for further information about UniSpace (unispace@adelaide.edu.au)

Rental Charge Methodology

SUMMARY

Rental space charging exists to allocate facility related depreciation and lease costs to faculties based on the area of space they occupy.

A 'user pays' model is intended to optimise infrastructure use by encouraging faculties to minimise their occupancy footprint.

Pricing and charging:

- A combination of Campus, Room Type and Room Condition determines the price per square metre for space
- Faculties were allocated a budget to pay for their annual space charges based on their space occupancy as at the time space charging was initially implemented in 2014. Each financial year, expected space charges are forecast based on the area currently occupied by faculties and any estimated changes to occupancy in the year ahead.
- Charges are processed monthly based on the actual space occupied by faculties at the end of each month (as stored on UniSpace)
- If space is vacated by a faculty greater than 150 square metres, the budget can be transferred by negotiation to Infrastructure Branch.
- If additional space is occupied by a faculty, they will be charged for that space (creating a budget pressure for the faculty)

