

## SPACE CHARGING POLICY

### PURPOSE

The purpose of this policy is to support the development of a departmental cost allocation regime in order that costs of space are appropriately allocated and are more transparent across the University. It will also provide appropriate behavioural incentives and cost information to decision makers.

Space represents a major financial investment by the University. Currently there are few mechanisms in place to encourage the efficient use of space with central contribution costs not allocated to users. This gives the impression space is a 'free good' and there is no drive to use it efficiently. Space charging intends to identify the operational costs of space assets and therefore more efficient use.

The basic premise of space charging is that free assets usage is likely to be inefficiently managed. The basic premise of space charging is that free assets usage is likely to be inefficiently managed.

## DEFINITIONS

Department – Refers to a/all entities at a Budget Centre level, i.e. Institutes, Schools, Departments and Sections within the University.

General Teaching Space (GTS) – All rooms that are centrally controlled and booked through the Regional Facilities Management Timetabling Office/r. These will mainly be lecture theatres rooms and seminar rooms, but some general purpose labs are also included.

General Teaching Space Bands – Class sizes will be grouped in the following bands:

Less than 20, 21 – 49, 50 – 99, 100+

Gross Floor Area (GFA) - The sum of the Fully Enclosed Covered Area (FECA) and the Unenclosed Covered Area (UCA) of a building in square metres.  $GFA = FECA + UCA (m^2)$ .

Permanently Allocated Space – This is rooms and space assigned to a department/school/institute within SpaceMan that indicates the associated budget centre has exclusive use of that space. It is calculated in meters squared ( $m^2$ ) by totalling all UFA space assigned by unit code (budget centre).

Significant Space - exceeds 200 $m^2$  in total UFA of contiguous space.

Space – This generally refers to rooms occupied/owned/controlled by the University and may be leased to or from another party.

Space Charging - The process whereby relevant space related costs are identified and apportioned to the appropriate user. Used synonymously here with 'cost allocation'.

SpaceMan – Massey University's in-house space management system.

Space Related Costs – These are the total costs associated to a specific Region as outlined in section 3.1 of the Project Plan.

Useable Floor Area (UFA) - The sum of the floor areas measured at floor level from the general INSIDE face of walls of all spaces related to the Primary Function of the building. This will normally be computed by calculating the FECA and excluding Common Use Areas, Service Areas, and Non-habitable Areas.

## **A**UDIENCE

All staff.

## RELEVANT LEGISLATION

None.

## LEGAL COMPLIANCE

None.

## RELATED PROCEDURAL DOCUMENTS