



## **2022 Functional Areas and Construction Costs**

*Including:*

- *Construction Rates*
  - *Furniture, Equipment and Sundry Allowances*
  - *Locality Indices*
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# Functional Areas and Construction Costs

## Construction Rates for Functional Areas

The QIS BGA functional areas are developed to reflect the educational facilities needs of Queensland independent schools as they support student engagement with the Australian Curriculum Prep to Year 10 Learning Areas, i.e., English, Mathematics, Sciences, Humanities and Social Sciences, Technologies, Health and Physical Education, The Arts, Languages and Work Studies, as well as the Queensland senior syllabus documents and other recognised studies.

For the purposes of entering a proposed project's construction costs to the application template (Section 1.10), Approved Authorities/schools should refer to the descriptions, floor areas and construction rates for each of the functional areas following. Alternatively, a more conservative construction cost (per m<sup>2</sup>) for an area may be indicated within the application template, as required. Construction rates are shown at the 100% (Brisbane locality) rate. Locality allowances for regional and remote areas will be applied automatically via the application template (see **Appendix 3**).

In the context of the assessment of applications for capital assistance, floor areas and the corresponding construction rates are used by the BGA Secretariat and members of the QIS BGA Education/Buildings Capital Advisory Committee to analyse and evaluate the eligible costs of a **new** construction project. Further advice on projects involving refurbishment, conversion or upgrade of existing facilities can be accessed via *Learning Places and Spaces* and the application help notes.

**Appendix 2** overviews the furniture, equipment and sundry allowances that may be included in the grant request, as part of the total proposed project cost.

### Methodology for Construction Rates Determination

The construction rates for each functional area are reviewed and adjusted to reflect movements in the Building Price Index (BPI) prior to the commencement of each annual funding round, and are:

- representative of the costs to build 18 months forward of the funding round, allowing time for the application year to be processed and the expected timeframe for the commencement of approved projects.
- shown as square metre rates (m<sup>2</sup>) for each functional area
- determined via consultation with a Quantity Surveyor with experience in the design and delivery of education facilities within the Queensland construction market.

THE FOLLOWING NOTES SHOULD BE READ PRIOR TO USE OF THE RATES PROVIDED:

**NOTE 1-** Rates provided are typically based on an education standard building, reflective of the environment in which the school is sited.

**NOTE 2-** Rates exclude site specific costs such as bored piers, increased structural requirements for reactive soils, etc.

**NOTE 3-** An allowance for air-conditioning has been included within the construction rates unless advice is otherwise provided in the functional area descriptors.

**NOTE 4-** Additional costs to construct the proposed project, such as local authority fees, professional fees, special services etc will be provided via further sections of the application template.





## 2022 Functional Areas and Construction Rates

\*Rates per m<sup>2</sup> are ex GST

FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
<b>EDUCATIONAL FACILITIES</b>		
<b>ADMINISTRATION</b>		
<p>Reception/foyer, school management offices, business/finance and clerical support offices, board/meeting rooms, main/central staffroom, staff amenities, kitchen storage/joinery, work areas, secure and unsecure storage, sickbay, site server room, internal travel and other areas deemed necessary for the operation of the school. Finishes and fixtures of appropriate quality.</p> <p><b>Typical use:</b> dedicated administration building.</p>		
<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	3,100
<u>Associated Areas</u>		
<b>External Staff Room</b> (Decentralised)	Various	3,490
<b>AMENITIES</b>		
<p>Includes toilets, urinals, showers, sinks, and cleaner rooms, also PWD and ambulant facilities, as per the Building Code of Australia (BCA). Incorporates circulation allowance for inclusion of open space in support of supervision/line of sight/student safety.</p>		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	As required	4,480
<b>APPLIED TECHNOLOGIES</b>		
<p>Higher density cabling for electrical and communications purposes resulting in a high heat load, requiring provision of air-conditioning. Areas may be distributed site-wide, as required. Due to the specialist nature of the space, the rate should not be utilised when costing a learning area fitted out for general computer usage. Excludes wi-fi service.</p> <p><b>Typical use:</b> server room, communications space.</p>		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	As required	4,230
<u>Associated Areas</u>		
– <b>IT Administration</b>	80	3,100
– <b>Storeroom</b> (Resource store, includes air-conditioning)	10	2,690
<b>DANCE</b>		
<p>Acoustic treatment, appropriate floor treatment and additional services.</p>		
<b>SECONDARY</b>	100	3,210
<u>Associated Areas</u>		
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	10	2,590





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### DESIGN and TECHNOLOGIES KITCHEN

Basic kitchen facilities, storage/joinery. Cost per m<sup>2</sup> excludes air-conditioning.

**Typical use:** produce and serve products, such as food and beverages.

<b>SECONDARY</b>	<b>100</b>	<b>3,640</b>
<b><u>Associated Areas</u></b>		
– Laundry	10	4,670
– Storeroom (Dry stores/Pantry)	30	3,420

### DESIGN and TECHNOLOGIES WORKSHOP

Workshop areas, materials storage/racking space and associated joinery of an appropriate scale. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

<b>SECONDARY</b>	<b>100</b>	<b>2,950</b>
<b><u>Associated Areas</u></b>		
– Materials Preparation Area	50	2,740
– Storeroom (Resource store, excludes air-conditioning)	50	2,590
– External Covered Work Area	100	1,200

### DIGITAL TECHNOLOGIES LABORATORY

Provision for increased technology capability in an adaptable workspace, including storage/joinery.

**Typical use:** robotics lab, maker space, e-sport space, design tasks.

<b>SECONDARY</b>	<b>90</b>	<b>2,950</b>
<b><u>Associated Areas</u></b>		
– Storeroom (Resource store, includes air-conditioning)	20	2,690

### DRAMA

Acoustic treatment, appropriate floor treatment and additional services.

<b>SECONDARY</b>	<b>100</b>	<b>3,210</b>
<b><u>Associated Areas</u></b>		
– Storeroom (Resource store, excludes air-conditioning)	20	2,590

### ENGINEERING

Plant rooms in relation to e.g., switchboard, air conditioning, maintenance facilities.

**Typical use:** dedicated plant room, grounds/maintenance staff work area, tractor/machinery shed.

<b>Plant Room</b>	<b>As required</b>	<b>1,550</b>
<b>Maintenance Facilities</b>	<b>30</b>	<b>1,670</b>





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### FLEXIBLE LEARNING AREA (FLA)

Teaching space supporting both general and specialist learning including storage/joinery within, such as basic benches and cupboards. Also further storage/joinery such as equipment or utensils store, according to the type of learning to be associated with the space. Includes wet areas (sink/sink bench).

For *Covered Outdoor Learning Area (COLA)* in close proximity to a FLA, refer to *Outdoor Covered Area*, as required.

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

**Typical use:** art and other making activities, simple food preparation, science.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>100</b>	<b>2,950</b>
<b><u>Associated Areas</u></b>		
– <b>GLA/FLA Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>2,590</b>

### GENERAL LEARNING AREA (GLA)

General teaching space including storage/joinery within, such as basic benches and cupboards.

For *Covered Outdoor Learning Area (COLA)* in close proximity to a GLA, refer to *Outdoor Covered Area*, as required.

Costs for inclusions, such as operable walls, should be listed via further sections of the application.

**Typical Use:** general purpose learning space.

<b>PREP</b>	<b>100</b>	<b>2,840</b>
<b><u>Associated Areas</u></b>		
– <b>Teacher Work Area</b>	<b>10</b>	<b>2,690</b>
– <b>Withdrawal</b>	<b>10</b>	<b>2,060</b>
– <b>GLA/FLA Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>2,590</b>
<b>PRIMARY, SECONDARY and COMBINED</b>	<b>85</b>	<b>2,690</b>
<b><u>Associated Areas</u></b>		
– <b>Withdrawal</b>	<b>10</b>	<b>2,060</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>10</b>	<b>2,590</b>

### GYM

Basic enclosed gym, equipment storage, floor treatment, lights within.

**Typical use:** fitness/sports science activities, weights room, conditioning centre.

<b>PRIMARY, SECONDARY and COMBINED</b>	<b>85</b>	<b>2,800</b>
<b><u>Associated Areas</u></b>		
– <b>Change Facilities</b>	<b>As required</b>	<b>4,480</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>20</b>	<b>2,590</b>





FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### HALL, MULTIPURPOSE

Large, covered area, high volume, open span structure, not fully enclosed e.g. half walls with mesh infill, hardstand floors, basic painted floor e.g. court line markings. Natural ventilation or fans. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as retractable seating, should be listed via further sections of the application.

**Typical uses:** court sports, assemblies.

<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	2,720
<b>Associated Areas</b>		
– Change Facilities	As required	4,480
– Storeroom (Resource store, excludes air-conditioning)	50	2,590

### HALL, PERFORMANCE

Fully enclosed, higher standard of finishes e.g. acoustic treatments and lighting, permanent seating, inclusions such as stage, light bars, curtaining. Cost per m<sup>2</sup> excludes amenities.

Costs for inclusions, such as sprung floors or retractable seating, should be listed via further sections of the application.

**Typical uses:** school community events such as awards evenings, music performances, drama productions, court sports.

<b>PRIMARY, SECONDARY and COMBINED</b>	Various	3,670
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### HOSPITALITY PRACTICES KITCHEN

Higher density of building services and extraction system, storage/joinery. Learning space designed for industry relevant fit out.

<b>SECONDARY</b>	120	4,120
<b>Associated Areas</b>		
– Laundry	10	4,670
– Storeroom (Dry stores/Pantry)	40	3,420
– Cold Room	10	4,460

### LEARNING COMMONS

Large, collaborative learning space/s associated with a series of GLAs/FLAs. Internal travel spaces contributing to configuration of open plan learning. Potential exists for withdrawal spaces to be redistributed to contribute to the shared learning area.

**Typical use:** breakout space providing options for small and large group work, across a class, classes or year levels.

<b>PRIMARY, SECONDARY and COMBINED</b>	Various	2,950
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### LEARNING SUPPORT AREA

Teaching space with storage/joinery within, such as basic benches and cupboards, as well as further storage/joinery to accommodate specialist learning resources etc.

**Typical use:** learning enrichment, learning support.

<b>PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	2,950
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FUNCTIONAL AREAS	Area (up to m <sup>2</sup> )	*Rate (\$ per m <sup>2</sup> )
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### LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

Reading spaces, individual study areas, collaborative workspaces, satellite libraries, staff work rooms (other than staffrooms), circulation spaces, storage/joinery.

Cost per m<sup>2</sup> excludes any server room or other areas reliant on higher density cabling for electrical and communications purposes.

<b>PRIMARY</b>	Refer Appendix 1	2,820
<b>SECONDARY and COMBINED</b>	Refer Appendix 1	3,300
<b>SENIOR STUDY CENTRE</b>	Refer Appendix 1	3,300
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, includes air-conditioning)	20	2,690
– <b>IT Equipment Storeroom</b> (Resource store, includes air-conditioning)	10	2,690

### MEDIA ARTS

Acoustic treatments and additional services, recording studio, green rooms, sound booths.

<b>SECONDARY</b>	100	3,520
<b><u>Associated Areas</u></b>		
– <b>Storeroom</b> (Resource store, includes air-conditioning)	10	2,690

### MUSIC

Higher level acoustic treatments and additional services, sound booth.

<b>SECONDARY</b>	100	3,400
<b><u>Associated Areas</u></b>		
– <b>Music Practice Room</b>	Various	3,400
– <b>Storeroom</b> (Resource store, ventilated)	30	2,690

### OUTDOOR COVERED AREA

Attached or detached (close proximity to other serviced structure), light framed structure, on ground, paving, open aired, incorporating lighting. Possibly associated with a low stage for assembly/performance purposes or block wall for ball sports.

**Typical use:** shade structure for outdoor lunch area and/or small external games area.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	Refer Appendix 1	1,200
<b><u>Associated Areas</u></b>		
– <b>Covered Outdoor Learning Area (COLA)</b> (close proximity to GLA/FLA)	40	1,200





<b>FUNCTIONAL AREAS</b>	<b>Area (up to m<sup>2</sup>)</b>	<b>*Rate (\$ per m<sup>2</sup>)</b>
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### SCIENCE LABORATORY

Laboratories, preparation rooms (high service costs), storage/joinery (lab equipment and chemicals). Basic building also reflects adjusted materials.

Costs for inclusions, such as fume cupboards, should be listed via further sections of the application.

Costs for Agricultural Science Sheds which include learning spaces will be provided via evidence submitted as additional supporting documentation to the application, e.g. Quantity Surveyor costing or similar.

<b>SECONDARY</b>	<b>100</b>	<b>3,770</b>
<b><u>Associated Areas</u></b>		
– <b>Science Preparation Room</b>	<b>20</b>	<b>3,770</b>
– <b>Storeroom</b> (Resource store, ventilated)	<b>10</b>	<b>2,690</b>
– <b>Student Experiment Space</b> (ventilated)	<b>35</b>	<b>2,690</b>
– <b>Agricultural Science Equipment Shed</b> (Proprietary shed to be assembled, minimal fit out, excludes air-conditioning)	<b>40</b>	<b>1,380</b>

### SENIOR TECHNOLOGIES WORKSHOP

Workshop areas, machine bays, spraying bays, wash areas, materials storage/racking space and associated joinery. Learning space designed for industry relevant fit out. Cost per m<sup>2</sup> excludes air-conditioning.

Costs for inclusions, such as extraction systems, should be listed via further sections of the application.

**Typical use:** Delivery of VET or senior syllabi such as Building and Construction Skills, Engineering, Engineering Skills, Furnishing Skills etc.

<b>SECONDARY</b>	<b>120</b>	<b>2,950</b>
<b><u>Associated Areas</u></b>		
– <b>Materials Prep Area</b>	<b>50</b>	<b>2,740</b>
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>50</b>	<b>2,590</b>
– <b>External Covered Work Area</b>	<b>100</b>	<b>1,200</b>

### TRAVEL, ENCLOSED AND STAIRWELLS

Enclosed pedestrian travel, such as stairwells, corridors and hallways.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>3,370</b>
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### TRAVEL, LINK

Detached structure, basic frame, roof, simple lighting, ground slab as covered pedestrian walkway between buildings.

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>840</b>
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### TRAVEL, UNENCLOSED

Attached structure, basic frame, roof, simple lighting, light ground pavement as pedestrian walkway between buildings.

\*Excludes uncovered paths (refer Appendix 2, Sundry Allowances-Landscaping)

<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>840</b>
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<b>FUNCTIONAL AREAS</b>	<b>Area (up to m<sup>2</sup>)</b>	<b>*Rate (\$ per m<sup>2</sup>)</b>
<b>TRAVEL, VERANDAH</b>		
1 <sup>st</sup> and/or 2 <sup>nd</sup> floor, one side length of building, up to 3m wide. Attached structure, basic frame, roof, simple lighting, light ground pavement.		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>1,080</b>
<b>TUCKSHOP</b>		
Service areas such as service counter, roller doors, sink, storage/joinery. Food preparation areas such as benches. High intensity of building services and security.		
<b>PRIMARY, SECONDARY and COMBINED</b>	<b>20</b>	<b>5,210</b>
<b>Associated Areas:</b>		
– <b>Storeroom</b> (Dry store)	<b>40</b>	<b>3,420</b>
– <b>Cold Room</b>	<b>10</b>	<b>4,460</b>
– <b>Book Hire Facility</b>	<b>40</b>	<b>2,990</b>
– <b>Uniform Store</b>	<b>40</b>	<b>2,990</b>
<b>UNDERCROFT</b>		
Basic structure to building works above, basic lighting and minimal walls.		
<b>PREP, PRIMARY, SECONDARY and COMBINED</b>	<b>Various</b>	<b>1,040</b>
<b>VISUAL ARTS</b>		
Wet areas, display areas, storage/joinery.		
<b>SECONDARY</b>	<b>110</b>	<b>3,020</b>
<b>Associated Areas</b>		
– <b>Storeroom</b> (Resource store, excludes air-conditioning)	<b>30</b>	<b>2,590</b>
– <b>External Covered Work Area</b>	<b>40</b>	<b>1,200</b>
<b>BOARDING FACILITIES</b>		
A floor area indicator of 24m <sup>2</sup> per boarding student is utilised, in relation to the combination of typical student-focused facilities associated with the operation of a boarding facility, i.e., study/sleep, amenities, recreation/common areas and circulation.		
Costs and areas associated with any other boarding service areas, including those requiring commercial quality fittings, such as kitchens, laundries, etc. will be assessed outside of the 24m <sup>2</sup> per student floor area indicator.		
<b>STUDENT ACCOMMODATION</b>		
<b>ACCOMMODATION with SHARED ENSUITES</b>	<b>Various</b>	<b>3,100</b>
Basic framed structure, shared ensuite between multiple accommodation spaces (one, two or four beds sharing same service corridor). Higher density amenities.		
<b>ACCOMMODATION with ENSUITES</b>	<b>Various</b>	<b>3,290</b>
Basic framed structure with dedicated ensuite servicing single accommodation space.		





<b>FUNCTIONAL AREAS</b>	<b>Area (up to m<sup>2</sup>)</b>	<b>*Rate (\$ per m<sup>2</sup>)</b>
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<b>SHARED FACILTIES</b>		
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Dining room, kitchen, sick bay and ancillary support services, recreation/common room.	Various	3,810
<b><u>Associated Areas</u></b>		
– Internal circulation	Various	1,930

<b>SUPERVISORS ACCOMMODATION</b>		
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Supervisor’s units (on site) will be assessed outside of the 24m<sup>2</sup> per student floor area indicator.  
Basic framed structure, with dedicated ensuite, kitchenette, area for single bed.

<b>STUDIO TYPE UNIT</b>	<b>45</b>	<b>3,030</b>
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<b>DISTANCE EDUCATION FACILITIES</b>		
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The construction and renovation of facilities to service Australian distance education students are eligible for consideration under the Australian Government Capital Grants Program. Queensland Government State Capital Assistance Scheme grants will apply to the confirmed number of Queensland student enrolments only.

To service 250 students, as a baseline number, the following areas are deemed reasonable to enable a distance education facility to operate efficiently. Pro-rata increases for greater enrolments, in spaces such as teacher work areas. are appropriate.

<b>Teacher work area</b> (per teacher)	<b>6</b>	<b>3,180</b>
<b>Recording or video-conferencing room</b>	<b>10</b>	<b>3,600</b>
<b>Mail room and bench space</b>	<b>20</b>	<b>3,180</b>
<b>Photocopy room</b>	<b>8</b>	<b>1,440</b>
<b>Interview room</b>	<b>15</b>	<b>1,440</b>
<b>Reception and staff workspace</b> (2 staff)	<b>18</b>	<b>3,180</b>
<b>Staffroom</b> (including kitchen)	<b>50</b>	<b>3,180</b>
<b>Resource store and staff resources</b>	<b>50</b>	<b>2,780</b>
<b>Head teacher office</b>	<b>14</b>	<b>3,180</b>
<b>Staff amenities</b>	<b>20</b>	<b>3,180</b>
<b>Travel</b>	<b>30</b>	<b>2,040</b>





## Appendix 1- Enrolment Based Functional Area Indicators

### ADMINISTRATION

#### PRIMARY, SECONDARY and COMBINED

A general indicator value for Administration areas for medium to large schools of approximately 1m<sup>2</sup> per student is applied. Recognition is given to small (or new/developing) schools where a minimum provision is required.

Enrolments	Area (up to m <sup>2</sup> )
Up to 150	250
151 to 250	320
251 to 350	380
Greater than 351	380m <sup>2</sup> plus 1m <sup>2</sup> per student in excess 350

### HALL, MULTIPURPOSE

#### PRIMARY

Enrolments	Area (up to m <sup>2</sup> )
Up to 300	Half netball court of 391m <sup>2</sup>
Greater than 301	Full netball court of 781m <sup>2</sup>

#### SECONDARY and COMBINED

Primary and secondary enrolments should be counted together. Different considerations may apply where a P–12 school is not on one campus, i.e., primary and secondary sites are geographically separated.

Enrolments	Area (up to m <sup>2</sup> )
Up to 500	Full netball court (781m <sup>2</sup> )
Greater than 501	Double netball court (1,562m <sup>2</sup> )

### LEARNING SUPPORT AREA

#### PRIMARY, SECONDARY and COMBINED

Learning support spaces may be in a single location or dispersed across the site.

Enrolments	Area (up to m <sup>2</sup> )
Up to 699	75-85
700 to 1,049	150-170
Greater than 1,050	225-255





## LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE

### PRIMARY, SECONDARY and COMBINED

Recognition is given to small (or new/developing) schools, where a minimum floor area provision will be considered to service the needs of a school community. For schools greater than 200 students, a floor area indicator of 0.6m<sup>2</sup> per student will be applied, based on total enrolments (FTE).

Enrolments	Area (up to m <sup>2</sup> )
Up to 200	120
Greater than 200	120 plus 0.6m <sup>2</sup> per additional student

## OUTDOOR COVERED AREA

### PRIMARY

Enrolments	Area (up to m <sup>2</sup> )
Up to 300	100
Greater than 301	150

### SECONDARY and COMBINED

Enrolments	Area (up to m <sup>2</sup> )
Up to 400	200
Greater than 401	300





## Appendix 2- 2022 Furniture, Equipment and Sundry Allowances

**NOTE 1-** Costs/m<sup>2</sup> shown are at the 100% rate. Any locality allowances will be applied automatically through the application process.

**NOTE 2-** Furniture and equipment allowances are not intended as an amount to fully complete the requirements of a functional space.

**NOTE 3-** Allowance for furniture and equipment is combined unless otherwise indicated.

FUNCTIONAL AREAS	ALLOWANCE
<b>ADMINISTRATION</b>	\$27,231
<b>FLA</b>	\$13,619
<b>GLA (Furniture only, per GLA space)</b>	
PREP	\$16,394
PRIMARY, SECONDARY and COMBINED	\$11,112
WITHDRAWAL ROOM	\$ 2,965
<b>GLA (Equipment only, per GLA space)</b>	\$ 1,132
<b>LIBRARY/RESOURCE CENTRE/SENIOR STUDY CENTRE</b>	\$51,498
<b>SCIENCE</b>	\$16,407
<b>TECHNOLOGIES</b>	
DESIGN and TECHNOLOGIES KITCHEN	\$33,704
HOSPITALITY PRACTICES KITCHEN	\$47,185
DESIGN and TECHNOLOGIES WORKSHOP	\$33,501
SENIOR TECHNOLOGIES WORKSHOP	
DIGITAL TECHNOLOGIES LABORATORY	\$13,619
<b>THE ARTS</b>	
DANCE	
DRAMA	
MEDIA ARTS	\$13,619
MUSIC	
VISUAL ARTS	
SUNDRY ALLOWANCES	ALLOWANCE
<b>CAR PARK</b>	\$83,990
<b>LANDSCAPING (per building)</b>	\$16,786





### Appendix 3- 2022 Locality Indices

The Locality Index (L.I.) is used as a means to compare the same project from one site to another. The L.I. incorporates the adjustment to costs for the increase in transportation of labour and materials to site, as well as the industrial allowances for working on remote sites and the change in labour productivity through travel and other external influences. It is applicable to the total cost of construction and is subject to factors such as building design, material selection and regional workloads of contractors.

The L.I. is managed for QIS BGA by GRC Quantity Surveyors and is based primarily on tenders for typical Government buildings to a maximum value of \$50M (ex GST).

Reference: *Locality Index – August 2021, GRC Quantity Surveyors.*

Locality (Alphabetical)	2022 Locality Index
Agnes Water	110
Atherton	115
Ayr	116
Barcaldine	130
Biloela	115
Brisbane	100
Brisbane (CBD)	103
Bundaberg	105
Caboolture	101
Cairns	108
Cannonvale	117
Charters Towers	122
Chinchilla	110
Cooktown	135
Dalby	105
Emerald	125
Gatton	101
Gladstone	115
Gold Coast	101
Gold Coast (CBD)	103
Goondiwindi	110
Gordonvale	111
Gympie	105
Hervey Bay	105
Innisfail	115
Ipswich	100
Jimboomba	102
Kewarra Beach	111
Kingaroy	107
Kooralbyn	102
Kuranda	111
Logan	100
Mackay	115
Maryborough	105
Mossman	115
Murgon	110
Normanton	170
Rockhampton	115







<b>Locality (Alphabetical)</b>	<b>2022 Locality Index</b>
<b>Sunshine Coast</b>	102
<b>Tamborine</b>	105
<b>Toowoomba</b>	102
<b>Townsville</b>	113
<b>Tully</b>	120
<b>Wangetti Beach</b>	111
<b>Warwick</b>	105
<b>Weipa</b>	185
<b>Woorabinda</b>	140

