



# **Campus Space Utilisation Study**

## Executive Summary

### University of Technology Sydney

Date of study 6-10 August 2018  
(Week 3 spring semester)  
Compiled August 2018  
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**MEASUREMEN**  
we measure

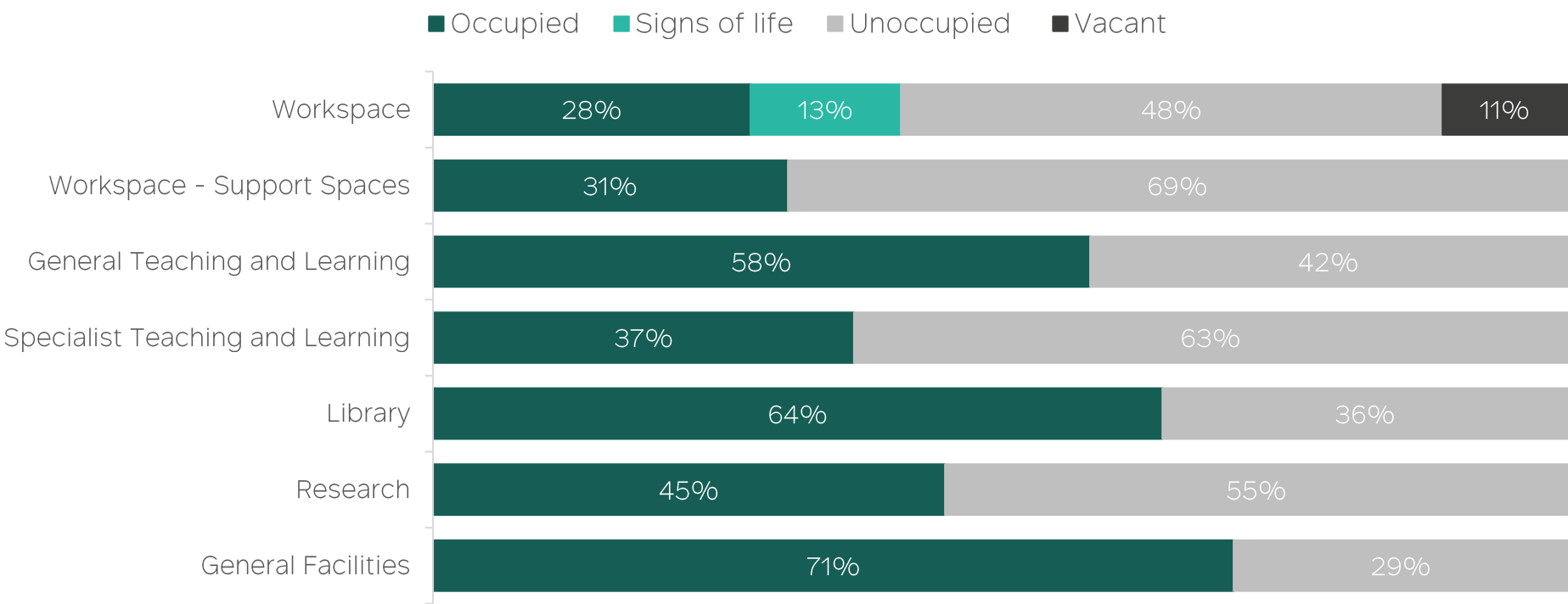
## Glossary

Occupancy	Whether a space is in use, regardless of how many people are using the space.
Utilisation	Percentage of occupied seats in the occupied room e.g. when 5 people are in a room with a capacity for 10 people, the utilisation is 50%.
Busiest day	The day with the highest average occupancy over the whole day.
Quietest day	The day with the lowest average occupancy over the whole day.
Occupied	At the time of the observation, a person is present in the space.
Signs of life	At the time of the observation, there were signs the space was being occupied but the user must be somewhere else. Example indicators include a computer switched on, a coat, bag or phone at the desk or open documents.
Unoccupied	At the time of the observation, there was no-one present and nothing to indicate the person is in the building or area, however the space is clearly allocated.
Vacant	At the time of the observation, there was no-one present, there were no signs of being used and the space appears unallocated. Could indicate the desk is being used as a hot desk and therefore used sporadically by different people at different times or a vacant desk for a new starter or future growth.
Presentation	Students watching or listening to a presentation, may be visual or verbal, looks like a formal class.
Group work	Students working in groups, appear to be doing the same task, looks like a formal class.
Individual work	Students working on their own, appear to be doing individual work (e.g. on own computer or in a lab), looks like a formal class.
Informal learning	Students doing own work outside formal classes, either as individuals or in groups, or could be social in nature.

# Executive Summary

## City Campus

12	6985	42%	39%	45%	38%
Number of buildings	Number of spaces	Overall occupied	Overall utilisation	Busiest day <sup>1</sup> Tuesday	Quietest day <sup>1</sup> Friday



<sup>1</sup> This includes signs of life

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## Conclusions

In order to gain insight into how effectively spaces are being used, UTS commissioned Measuremen to carry out an occupancy study in 12 buildings across the City Campus. In total, 6,985 spaces were measured and categorised as either Workspace, General Facilities, Library, Research, General Teaching and Learning or Specialist Teaching and Learning.

The occupancy study was carried out in the week of 6<sup>th</sup> August 2018 (week 3 spring semester) over 5 consecutive days. All Teaching and Learning spaces, along with the Library were measured twelve times per day between 8am and 9pm. All other spaces were measured seven times per day between 9am and 5pm. Key insights from the observation study are as follows:

- The average occupancy across the city campus was 42%.
- Of the 6 categories, General Facilities (i.e. cafes, informal learning, event, training, etc.) recorded the highest average occupancy at 71%, followed by the Library at 64%.
- The largest category of spaces measured were workstations (i.e. in offices and open plan), representing 5,737 spaces. Over the week, the study revealed that 28% of workstations were actively being used, with an additional 13% showing 'signs of life', totalling 41% occupancy.
- The highest occupation of workstations was recorded on Tuesday between 2.00-3.00pm at 49%. At this peak time, 51% or 2,926 workstations were either unoccupied or vacant.
- With an average occupancy of 54%, the Activity Based Working (ABW) workstations were the highest occupied across the different workstation types.
- 41% of the workstations were vacant in Building 22 (i.e. there was no-one present, no signs of being used and the space appears unallocated). This was relatively high in comparison to other buildings.
- The average occupancy of meeting rooms within the Workspace was 26% with the most common group size being 1 or 2 people (12% out of the 26% average occupancy), followed by 3-5 people at 9%.
- General Teaching and Learning spaces (i.e. computer labs, theatres, classrooms and studios) were occupied 58% of the time with 44% average utilisation. The highest occupancy was seen on Tuesday between 3-4pm at 82% where 185 rooms out of 226 were being used.
- Computer Labs (46 rooms) were the most occupied room type of the General Teaching and Learning spaces at 66%.
- Specialist Teaching and Learning spaces (i.e. labs, workshops, clinics, etc.) were occupied 37% of the time with 32% average utilisation. The highest occupancy was seen on Wednesday between 2-3pm at 59% where 119 rooms out of 201 were being used.
- Studios (56 rooms) were the most occupied room type of the Specialist Teaching and Learning spaces at 49%.
- The most common type of activity in the General Teaching and Learning spaces is 'Presentation' at 61%.
- The 87 spaces dedicated to Research (i.e. non workspace) were occupied 45% of the time, although utilisation was low at only 14%.