



**Independent Schools  
Queensland**

choice & diversity

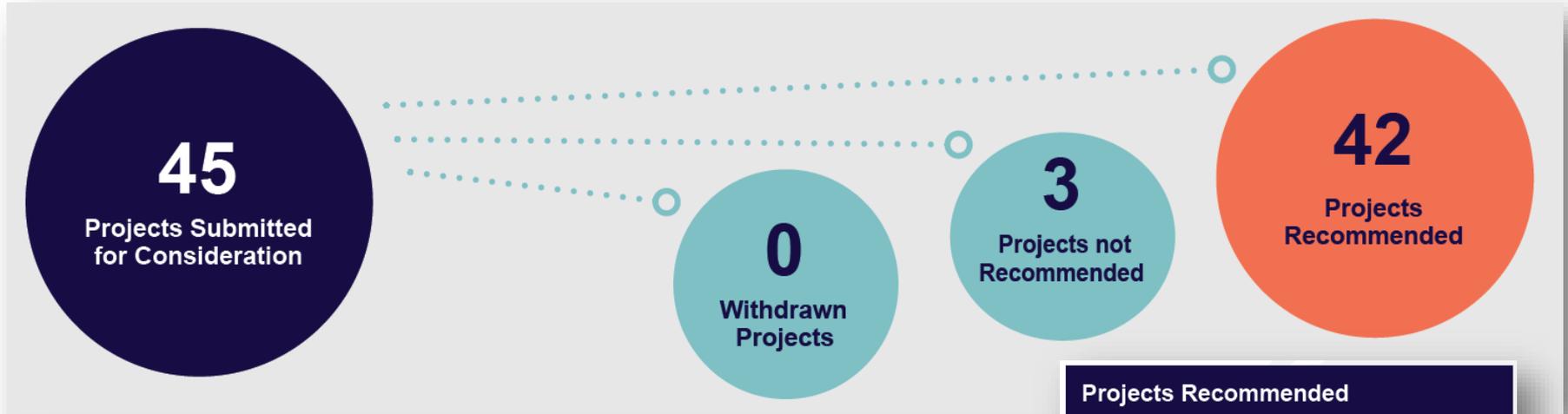
# Responding to Growth

SCHOOLS PLANNING FORUM 2024

# Topics

1. Overview of 2024 BGA Applications
2. 2041 Research – Projections
3. Design and Funding Options
4. State Election Statements

# 2024 Capital Grants Recommended



## Assessment Principles

Educational & Financial Need

Minimum Viable Project

Maximum Financial Contribution

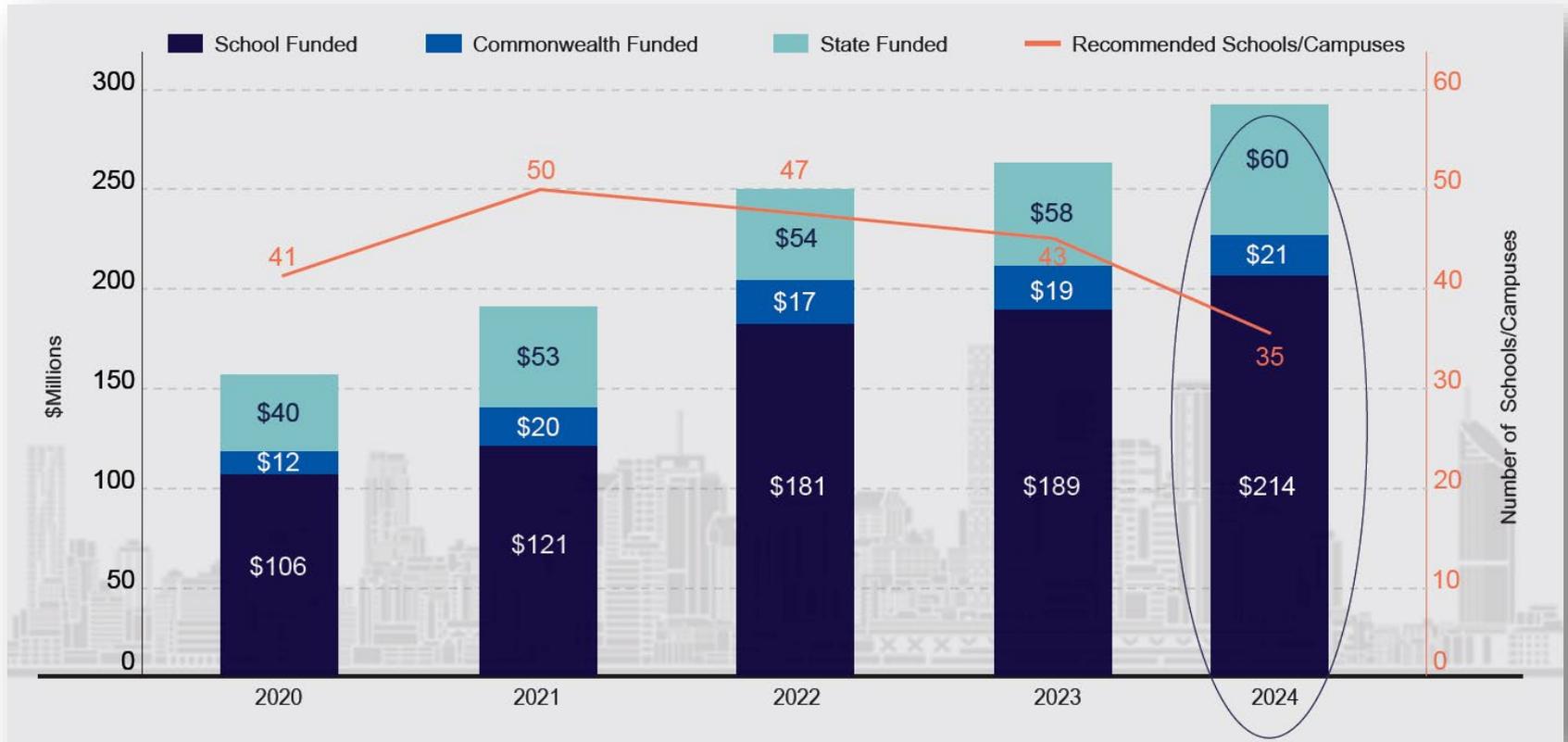
School's Management Capacity

Projects Recommended	
South East QLD	26
Outside South East QLD	16

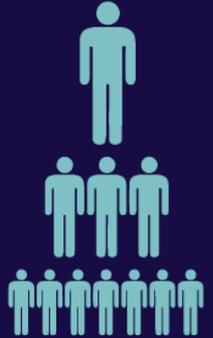
  

Grant Amount Recommended	
South East QLD	\$56.5m
Outside South East QLD	\$24.0m

# 2024 Funding Sources and Number of Schools

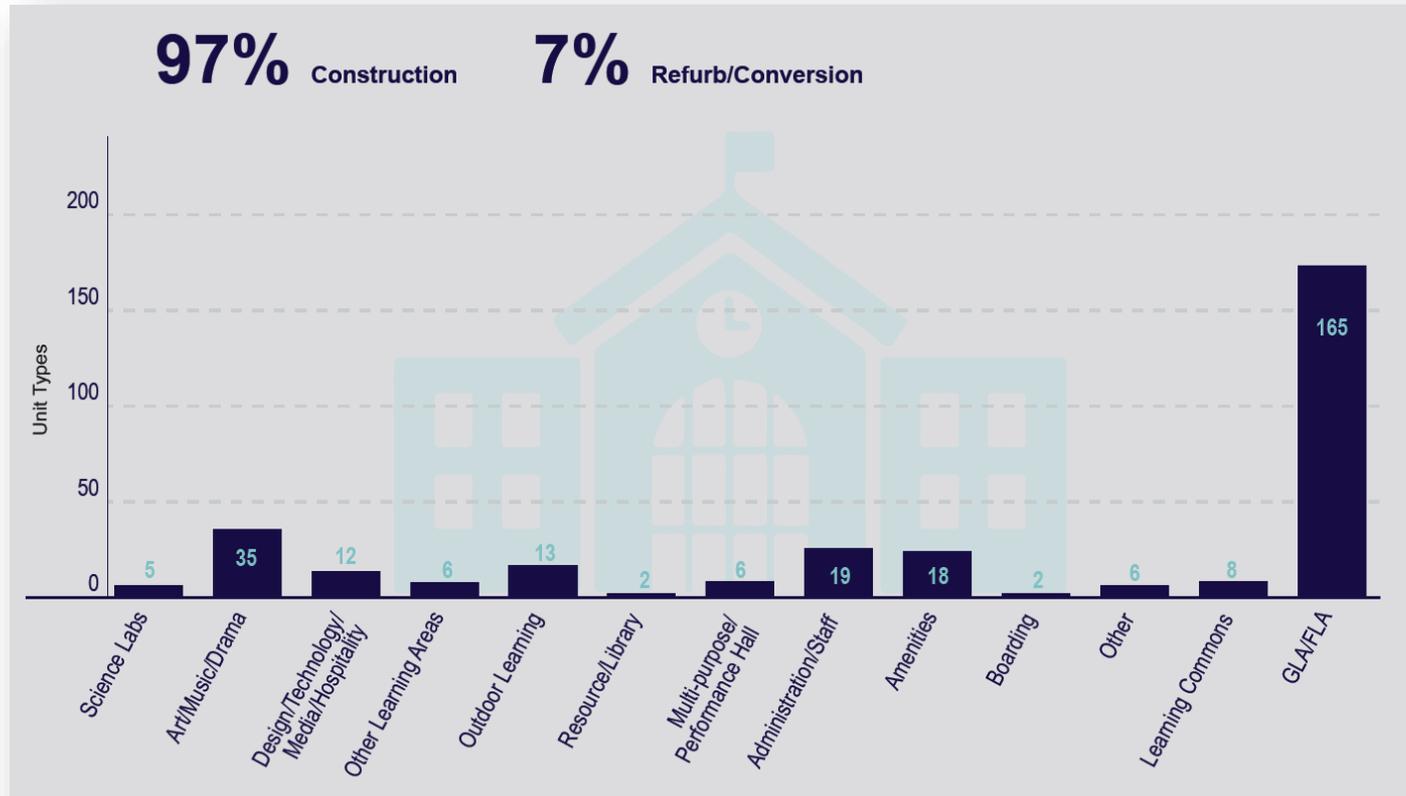


# 2024 Growth and Grants by CTC Grouping

School Type	Number of Schools *	Total Project Costs	School Contribution	Grants Recommended	Positive Enrolment Growth Expected 2024–2026
SAS/Special/ MATSYS/New School	5	\$34.5m	\$16.5m	\$18.0m	
76-84	3	\$10.0m	\$5.0m	\$5.0m	
85-94	4	\$27.7m	\$17.7m	\$10.0m	
95-104	16	\$135.3m	\$100.2m	\$35.2m	
105-124	5	\$77.7m	\$65.3m	\$12.4m	
125 or greater	0	0	0	0	
<b>TOTAL</b>	<b>33</b>	<b>\$285.2m</b>	<b>\$204.7m</b>	<b>\$80.6m</b>	

\*New school campuses are recorded twice above, as a 'New School' and within their corresponding CTC band.

# 2024 Facility Types Recommended





# 2024 – 2041 Forecast



**SUBURBAN FUTURES**  
BETTER SUBURBS = BETTER CITIES

## New infill schools

The challenge of designing and financing new independent schools in urban infill locations

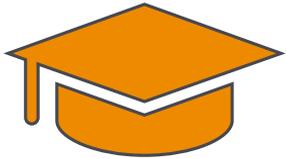
PROVISIONAL REPORT – OCTOBER 2024

Principal project sponsors

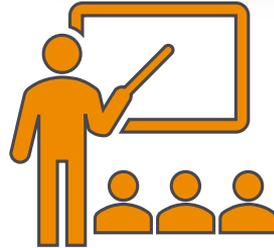
Independent Schools Queensland Alceon

Cost consulting by GRC Finance options by Plenary School designs by mode

111,200+ more school aged children



18,100+ more in independent schools



24 additional primary streams  
16 additional secondary streams



13+ new P-12 schools of 925 students

# Hypothetical School Designs

1. Traditional 'low density' school but on a smaller than traditional site (only 4 ha).
2. New, vertical school in an infill location (site area 6,700m<sup>2</sup>).
3. Repurposed office building (based on the conversion of an actual building being 100 Wickham Street, Brisbane).
4. Repurposed 'big box' such as a former Bunnings (site area 3 ha).

# Hypothetical School Design Costs

	CBD Repurposing (100 Wickham St)	Big Box Retail Conversion	Compact Greenfield Development	Suburban Infill
GFA (sqm)	16,536	14,094	14,590	15,405 *
Site Area (sqm)	2,325	21,669	42,275	6,305
Student Ratio (1:sqm)	1:14sqm	1:12sqm	1:12sqm	1:14sqm
Students	1,181	1,174	1,215	1,100
<b>Acquisition Cost (ex GST)</b>	\$66,000,000	\$24,000,000	\$34,000,000	\$26,000,000
<b>Acquisition Cost (ex GST) \$/sqm of GFA</b>	\$3,991	\$1,703	\$2,330	\$1,306
<b>Project Cost (ex GST)</b>	\$39,706,610	\$64,405,550	\$80,079,430	\$108,727,770
<b>Project Cost (ex GST) \$/sqm of GFA</b>	\$2,401	\$4,570	\$5,489	\$5,462
<b>Total Project Cost (ex GST)</b>	\$105,706,610	\$88,405,550	\$114,079,430	\$134,727,770
<b>Total Project Cost (ex GST) \$/sqm of GFA</b>	\$6,393	\$6,273	\$7,819	\$8,745 *
<b>Total Project Cost / Student</b>	\$89,506	\$75,303	\$93,893	\$122,480

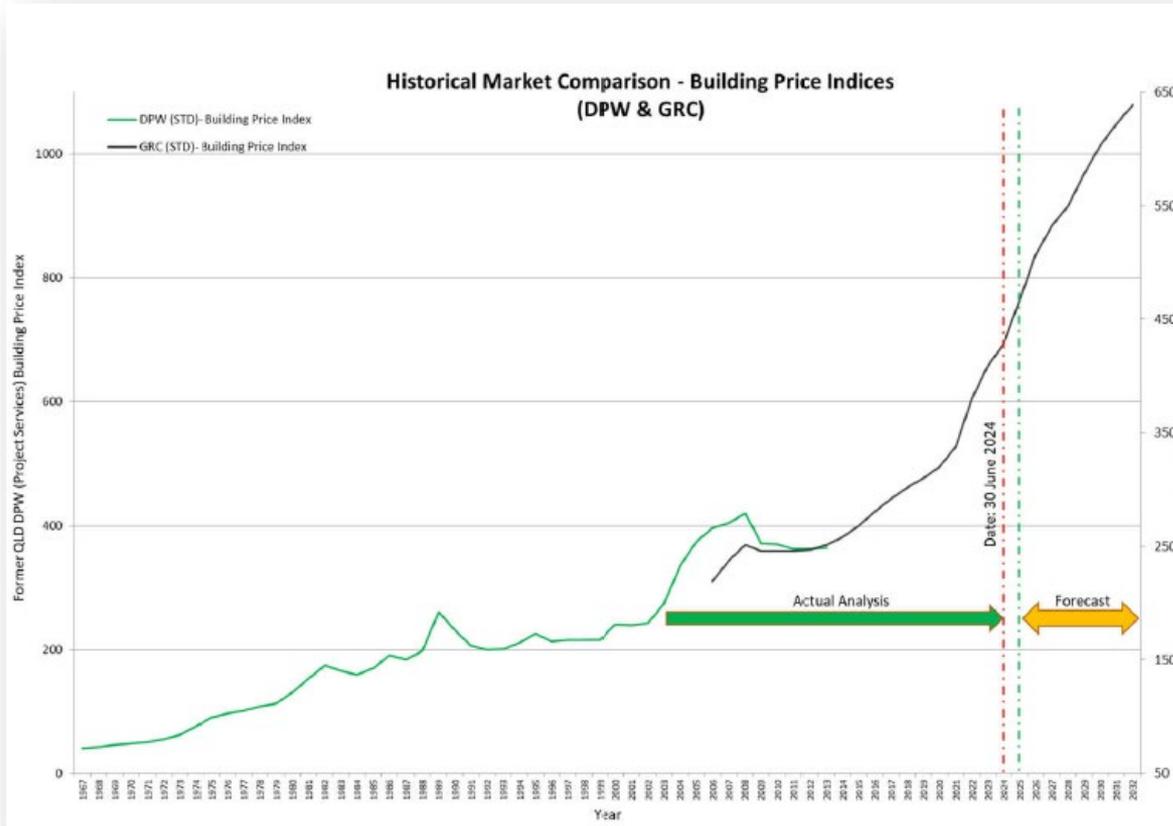


# Funding Options

1. Traditional
2. Design Build Fund Model
3. Structured ground lease and structured lease
4. Traditional property lease

**Challenge: Assuming full occupancy from day one.**

# Building Price Index



# 2024 State Election Statement



1

Proactive Planning  
for New Schools



2

Growing and Retaining  
the Education Workforce



3

Ongoing Support for a  
Diverse Independent Sector



Supporting Queensland's Thriving  
Independent School Sector

2024 State Election Statement





# ISQ Recommendation: School Planning and Delivery Taskforce

1. Unlocking government land through ground leases to non-government schools.
2. No Interest loans for the development of new non-government schools.
3. Incentives including land tax concessions for landholders who lease premises to not-for-profit schools on long-term leases.
4. Allowing land provided for non-government schools to be used to offset a developer's infrastructure charges contribution.
5. Working with local governments to fast track the rezoning of land in established areas where the existing zoning is no-longer suited (for example some older industrial areas) to facilitate social infrastructure such as schools.

# LNP Response: Proactive Planning for New Schools

The LNP is committed to delivering better services and infrastructure for every taxpayer dollar invested.

This will include developing timely regional plans for the future of every Queensland region to identify what infrastructure and services are needed to accommodate our growth.

**While the LNP has not committed to additional capital funding for the non-government sector, we are open to ongoing discussions and planning to ensure we can work collaboratively to deliver the education infrastructure that Queensland needs.**



# Further Challenges

## 2

Growing and Retaining  
the Education Workforce



### Recommendation 2.1:

Enhance the impact of the Trade to Teach program by allowing participants to undertake training opportunities and teaching roles in all three sectors, effectively opening opportunities for more participants and growing the overall education workforce.

### Recommendation 2.4:

Expand relevant teaching scholarship programs, such as the Pearl Duncan Teaching Scholarship and the Aspiring Teacher Grant, to include placements within the independent schooling sector to help alleviate teacher shortages in all schools located in regional, rural and remote parts of the state.

# Conclusion

A close-up photograph of a person wearing a blue and white checkered shirt. They are holding a silver pen in their right hand, positioned over a blue clipboard. The clipboard contains a white sheet of paper with a calendar grid. The person's left hand is also visible, holding the pen. The background is slightly blurred, showing a wooden table and a chair.



## MORE INFORMATION

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