



AGFMA • FACT SHEET

Application of Fees

Audience



Participating Agencies



AGFMA FMSP



Contractors

Purpose

This Fact Sheet informs Participating Agencies on the Fee applications under the Across Government Facilities Management Arrangements (AGFMA). All fees are communicated directly with Agency Representatives named in the Memorandum of Administrative Arrangements (i.e. Agency Chief Executives or their nominated delegate) annually. All fees are GST exclusive.

Ventia Annual Management Fee and Corporate Cost Fees for Works up to \$150,000

The AGFMA Agreement allows Ventia as the Facilities Management Service Provider (FMSP) to apply an Annual Management Fee amount, and a Corporate Cost fee applied on the value of completed work up to \$150,000.

Annual Management Fee (AMF)

The AMF is adjusted annually to accommodate changes in the Consumer Price Index (CPI) and Wage Price Index (WPI). The Agreement refers to the March quarter CPI and WPI rates in readiness of the financial year commencement. The AMF covers establishing, resourcing and maintaining services, resources and systems that must be provided as the base services to Agencies and are not separately recoverable from Agencies.

The AMF is recovered from Agencies twice a month on the FMSP's issued invoices. Agencies will see a value equating to their total fee divided by 24. While the FMSP may increase invoicing cycles in late May and June, the AMF will not be applied on the additional invoices (i.e. it will not be divided further).

The AGFMA Agreement contemplates apportionment of the fee to Agencies using the Annual Service Delivery Plans (ASDP) budgets endorsed by Participating Agencies as the preferred method. Overall approval of the ASDP by Agencies has not been achieved since commencement.

Therefore the 2025-2026 Financial Year uses most recent spend (Works up to \$150,000) and is the same method as the prior Financial Year, catering for changes in Agencies and spend patterns.

Agencies' fees have been pro-rated based on the preceding 12 months invoiced data as a percentage of the total amount invoiced under the AGFMA. The period of 1 April 2024 to 31 March 2025 has been referenced, allowing the AMF to be provided to Agencies earlier as requested.

This method was considered as indicative of Agency spends, size and patterns. It is based on actual trade service costs which have been invoiced and excludes any other fees or services (i.e. projects) invoiced during the period.

While retrospective spend does not fully cater for changes in Agency assets, or future planned maintenance the way the ASDP does, it is considered the most appropriate guide in the current data environment.



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Corporate Cost (Percentage on Value of Works up to \$150,000)

A Corporate Cost of 2.15% is applied to trade-based services spend invoiced for the cycle. The 2.15% is fixed for the duration of the AGFMA Agreement.

Project Management Fee for works \$150,000 (GST exclusive) or more

A Project Management Fee of 7.4% is applied for all works above \$150,000. The 7.4% is fixed for the duration of the AGFMA Agreement.

Professional Services

Participating Agencies may request Professional Services and / or additional FMSP resources for works not included in the Services covered by the AMF. The FMSP can recover these costs from Agencies in accordance with the AGFMA Agreement.

Professional Services may include Agencies requesting the FMSP develop their Strategic Asset Management Plan on their behalf if Agencies do not have the required capacity, capability or expertise.

AGFMA Management Fee

The Department for Infrastructure and Transport is the Cabinet approved central Agency for the AGFMA, providing policy and contract management functions for Government on a cost recovery basis. The AGFMA Management Fee is reviewed annually in line with Agency spend patterns and adjusted as required. The annual review determines if changes are required and if an over or under recovery has occurred.

If necessary, over or under recovery may be applied (i.e. true-up or true-down) and will be communicated directly with Agencies through their Agency Representative.

For the 2025-2026 Financial Year, the AGFMA Management Fee remains as a single rate of 2.09% on all works invoiced to Agencies.

APY Lands Fees

A separate APY Lands Annual Management Fee also applies to Agencies with assets in the APY Lands. The APY Lands Annual Management Fee is proportioned to Agencies in a similar manner to the AMF.

Information on new fees associated with the future Remote Maintenance Services contract will be provided to Agency Representatives when it is available.

For More Information

Contact the AGFMA Directorate – DIT.AGFMAFinance@sa.gov.au