

Client: Rathdrum Properties
Address: Level 5, 20 Charles Street, Parramatta, Sydney
Date: Wednesday, 11 March 2026
Job: 5051 - Amenities & Lobby Works
Revision: TF1 - 23/10/2025
Description: Indicative budget estimate for fit out works at the above address

\$139,698 Total Excl GST

AMENITIES & LOBBY WORKS

DEMOLITION

- Demolish and strip out of existing bathrooms - includes all existing partitions, fixtures, fittings, tiling and ceiling tiles

Note: This is an indicative estimate only, pending further onsite investigation by contractor

TOTAL \$7,074

BUILDWORKS / PAINTING

- Line existing existing basebuild wall with full height direct-stick plaster to underside of ceiling, using one layer of 10mm moisture resistant gyprock. Set the wall in plaster and apply a undercoat and two coats of washable acrylic paint to one side of the plaster wall
- Build out existing basebuild wall with full height plasterboard walls to underside of ceiling, using 64mm metal studs and using one layer of 10mm moisture resistant gyprock. Set the wall in plaster and apply a undercoat and two coats of washable acrylic paint to one side of the plaster wall
- Supply and install new ceiling tiles throughout the bathroom area
- Patch and paint existing MDF doors
- Includes allowance for additional structure and support in walls

TOTAL \$15,636

TILING WORKS

- Supply and install new ceramic tiles to the bathroom areas
- Includes floor tiling throughout
- Includes full height wall tiling throughout - 2700mm
- Includes waterproofing to floor areas
- Includes delivery of tiles to site
- Includes caulking to tiles
- Includes supply of all materials including trims, ground and adhesives
- Includes rubbish removal
- Includes screeding / floor grind to level prior to new tiling

Note: Budget estimate only - pending client selection

TOTAL \$27,442

JOINERY

- Toilet partitions - laminate (5 No.)

Note: Budget estimate only - pending client selection

TOTAL \$14,000

FIXTURES & FITTINGS

- Soap dispenser (4 No.)
- Toilet roll holders (5 No.)
- Coat hook (5 No.)
- Basin (4 No.)
- Mixer (4 No.)
- Toilet - standard (5 No.)
- Urinal (2 No.)
- Hand dryer (2 No.)
- Floor waste (2 No.)

Note: Budget estimate only - pending client selection

TOTAL \$20,155

ELECTRICAL

- Electrical disconnect and make safe prior to works commencing
- Removal of lights after within the space
- Connection of proposed hand dryer - includes isolating switch (2 No.)
- Supply and install new recessed LED downlights to ceiling (12 No.)

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$6,748

HYDRAULICS

- Plumbing Works - Male Bathroom
- Plumbing disconnect and make safe prior to works commencing
- Rough in new connections prior to completion of build works - reusing existing hot, cold and waste pipe lines where required
- Supply and fit new temp valve where required
- Fit off and connect new toilet, cistern and button (2 No.)
- Fit off and connect new basin and mixer (2 No.)
- Fit off and connect new urinal (2 No.)
- Plumbing Works - Female Bathroom
- Plumbing disconnect and make safe prior to works commencing
- Rough in new connections prior to completion of build works - reusing existing hot, cold and waste pipe lines where required
- Supply and fit new temp valve where required
- Fit off and connect new toilet, cistern and button (3 No.)
- Fit off and connect new basin and mixer (2 No.)

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$11,146

LOBBY FAÇADE

- Supply and install feature joinery wall cladding to lobby walls - approx. 36m²

Note: Budget estimate only - pending client selection

TOTAL \$30,326

PRELIMINARIES

- Preliminaries
- Project coordination
- Site surveying
- Site establishment, set up and management
- Statutory OH&S requirements throughout duration of project
- Insurances

TOTAL \$7,172

GST EXCLUSIVE TOTAL	\$139,698
GST @ 10%	\$13,970
GST INCLUSIVE TOTAL	\$153,667

EXCLUSIONS & CLARIFICATIONS

Intertency walls, tenancy entry doors, tenancy meters, electrical services, fire services and mechanical services split related works unless otherwise stated

We have assumed that the existing basebuild carpet, basebuild walls and paint, ceiling and window coverings are adequate, as such no allowance has been made for works to these items unless specifically mentioned above
All finishes are pending final design documentation, schedules, client selection and approval

No allowance for new switchboards and meters to each tenancy

Baffle installation above existing plaster partition, glazed partitions and doors

BMS integration - pending basebuild system requirements and contractors

Services alterations are pending further contractor investigation of the existing conditions

Engineering unless mentioned specifically above

Section 7.12 contributions fees are excluded. Estimate from Council to be obtained post lodgement of DA or CDC documents to Principal Certifying Authority for Approval.

Appliances and whitegoods unless mentioned specifically above

It is assumed the base build services will be in good working order and in accordance with regulations and Australian standards. No allowance has been made for works to bring within regulations.

Basebuild switchboard upgrades - includes upgrades, replacement or maintenance of NHP style switchboards, NHP switchboard RCDS, NHP breakers or the installation of new distribution boards

All light switching has been costed to run off existing circuits/existing tenancy switches at main entry with standard sized lighting panels within the existing grid

Fire services upgrades and fire seals to any existing core holes

Fire services exclusions: monitored exit and emergency light system modifications, fire isolations, fire hose reel and hydrant works, extinguisher

Mechanical services upgrades to basebuild plant equipment

Structural related works other than any coring and scanning mentioned above

Latent and concealed site conditions

Removal of redundant services

No allowance has been made for a 'white glove' clean

Liquidated damages or penalty clauses & retentions

Major floor preparation works

This is an indicative budget estimate only - pending further CCI investigation, site survey and design development

NOTES

The above budget estimate is valid for 14 days.

Only items listed above have been allowed for.

All work to be carried out during normal working hours.

This indicative budget makes the assumption that all the base building fire, mechanical, electrical and hydraulic services are adequate. No allowance has been made for demolition unless otherwise stated.

NOTE: Should base build nominated contractors be used (if mandatory) by the building owner a 15%

design/construction margin will be applied based on their works cost.

Should building guidelines/ building owners requirements and expectations be different to the above scope that impact scope - adjustments to the above costs will be required