

**Client:** Rathdrum Properties  
**Address:** Level 5, 20 Charles Street, Parramatta, Sydney  
**Date:** Wednesday, 4 March 2026  
**Job:** 5051 - Common Area  
**Revision:** TF1 - 23/10/2025  
**Floor Area:** 95 m2  
**Description:** Indicative budget estimate for fit out works at the above address

**\$177,029 Total Excl GST**

## GENERAL FIT OUT WORKS

### PARTITIONS / BUILDWORKS

- Construct full height (assume approx. 2700mm) plasterboard walls to underside of ceiling, using 64mm metal studs and one layer of 13mm standard gyprock on either side, including insulation within the plaster wall. Set the wall in plaster and apply a undercoat and two coats of washable acrylic paint to both sides of plaster wall. Supply and install 100mm aluminium skirting to both sides of the wall.
- Construct full height (assume approx. 2700mm) glass walls to underside of ceiling or bulkhead, using a standard 100mm aluminium frame or similar approved frame. All glass panels will have a silicone butt joints and will comply with AS1244 from the Australian building code.
- Vinyl frosting - 75mm statutory band
- Supply and install 600mm high baffle block in ceiling space above partitions
- Allow to strengthen walls where required
- Caulking where required after build

**TOTAL \$20,244**

### DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single aluminium framed glazed door with commercial grade non-lockable door hardware which is compliant to the BCA of Australia (3 No.)
- Supply and install full height (assume approx. 2700mm) double aluminium framed glazed door with commercial grade door non-lockable hardware which is compliant to the BCA of Australia (1 No.)

**TOTAL \$14,700**

### CEILINGS

- Tile replacement after associated works (10 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works

**TOTAL \$770**

### FLOOR COVERINGS

- Removal of existing floor coverings in preparation for new flooring
- Floor preparation works prior to installation of new flooring - includes allowance to lightly grind existing slab to remove excess glue
- Supply and install standard commercial carpet tiles to areas as per drawings. Carpet tiles to be specified (80 m2)
- Supply and install feature commercial carpet tiles to areas as per drawings. Feature carpet tiles to be specified (14 m2)

**TOTAL \$12,862**

### LOOSE FURNITURE

- Boardroom table - 20ppl (1 No.) (Allowance: \$5068)
- Waiting area armchair (2 No.) (Allowance: \$578)
- Waiting area banquette seat (1 No.) (Allowance: \$3032)
- Waiting area side table (1 No.) (Allowance: \$420)
- Waiting area coffee table (1 No.) (Allowance: \$525)

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

**TOTAL** **\$12,132**

### STORAGE SYSTEMS

- Credenza unit - 2400mm (1 No.) (Allowance: \$1736)

Note: Budget estimate only - pending client selection

**TOTAL** **\$1,736**

### JOINERY

- J601: Approx. 4700mm Laminate kitchen carcass with overhead - 20ppl boardroom
- Includes allowance for tiled splashback to kitchen
- Includes allowance to supply and install stone to kitchen bench

Note: Budget estimate only - pending client selection

**TOTAL** **\$15,967**

### ELECTRICAL

- Supply and install double GPO's through-out the floor to suit the proposed layout (10 No.)
- Supply and install single 15A GPO's through-out the floor to suit the proposed layout (1 No.)
- Supply and install separate circuits as required for the Billi and hot water unit (single phase - dedicated power)
- Upgrade of current switchboard with new RCD's for all new electrical circuits
- Supply and Install New Exit as per the building code to suit the proposed new layout (1 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (4 No.) - pending advice from a building surveyor
- Relocation of existing lights to suit proposed new tenancy layout (10 No.)
- Electrical certification

**TOTAL** **\$8,533**

### HYDRAULICS

- Plumbing works associated with the installation of the proposed new kitchen
- Includes supply and installation of new undersink waste pump unit
- Includes supply and installation of new undersink hot water service
- Includes dishwasher connection point and installation of dishwasher
- Supply of new sink and mixer - chrome (1 No.)

**TOTAL** **\$10,500**

### FIRE PROTECTION

- Dry fire services modifications - includes adjustment of existing EWIS and smoke detection system to suit the proposed new floor layout
- Statement of compliance

**TOTAL** **\$3,640**

### MECHANICAL

- Relocation of existing grilles and flex-duct, etc as required to suit tenancy changes.
- Air balance to entire tenancy (1 No)
- Supply and installation of supplementary air conditioning unit to serve the proposed boardroom (1 No.)

**TOTAL** **\$47,797**

**BMS**

- Interface proposed mechanical system with existing building BMS

**TOTAL** **\$10,500**

**APPLIANCES**

- Bar fridge (1 No.)  
Note: Includes allowance for installation and rubbish removal  
Note: Budget estimate only - pending client selection

**TOTAL** **\$1,995**

**PRELIMINARIES**

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

**TOTAL** **\$6,327**

**BUILDING PERMIT**

- Issurance of the complying development certificate
- Certificate lodgement fee
- Mandatory inspections and issuance of the occupation certificate
- Long service levy fee
- Note: The estimate for the long service levy fee is based on an estimated job value of \$193000- this will vary depending on the final contract value
- Note: Statutory contribution fees excluded

**TOTAL** **\$9,327**

<b>GST EXCLUSIVE TOTAL</b>	<b>\$177,029</b>
<b>GST @ 10%</b>	<b>\$17,703</b>
<b>GST INCLUSIVE TOTAL</b>	<b>\$194,732</b>

**EXCLUSIONS & CLARIFICATIONS**

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  
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.  
Assumes easy access and no make good requirements to tenancy underneath  
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  
Liquidated damages or penalty clauses & retentions  
Major floor preparation works

**OPTIONS****Value Management;****Floor finishes;**

- Retain existing basebuild carpet to workspace area - no demolition, floor preparation and S/I standard commercial carpet (80m2) **-\$10,610**

**Stone top kitchen;**

- No allowance to supply and install stone to kitchen bench **-\$4,288**

**No allowance for appliances;**

- Bar fridge (1 No.) **-\$1,820**

**Credenza;**

- Remove credenza to common boardroom **-\$1,736**

**Furniture to lobby area;**

- Waiting area armchair (2 No.) **-\$1,155**

- Waiting area banquette seat (1 No.)	- \$3,032
- Waiting area side table (1 No.)	- \$420
- Waiting area coffee table (1 No.)	- \$525
- <b>Common phone booth doors;</b>	
- Replaced phone booth doors with semi solid MDF doors	- \$3,444
<b>Common lobby feature carpet;</b>	
- Retain existing basebuild carpet to common lobby - no demolition, floor preparation and S/I standard commercial carpet (80m2)	- \$2,215

#### **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