

**Client:** Rathdrum Properties  
**Address:** Level 5, 20 Charles Street, Parramatta, Sydney  
**Date:** Wednesday, 4 March 2026  
**Job:** 5051 - Lessor works  
**Revision:** TF1 - 23/10/2025  
**Floor Area:** 941 m2  
**Description:** Indicative budget estimate for fit out works at the above address

**\$363,836 Total Excl GST**

## GENERAL FIT OUT WORKS

### PARTITIONS / BUILDWORKS

- Construct full height (assume approx. 3500mm) plasterboard walls to underside of ceiling, using 64mm metal studs and one layer of 13mm soundchek 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
- Construction of plaster bulkhead within the ceiling space above glass walls and doors
- Glass Fins
- Caulking where required after build

**TOTAL \$103,530**

### 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 (5 No.)

**TOTAL \$14,700**

### CEILINGS

- Tile replacement after associated works (25 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works
- Includes allowance for minor repairs to the existing grid where required after construction of intertenancy wall

**TOTAL \$10,451**

### ELECTRICAL

- Electrical disconnect and make safe prior to intertenancy split
- Includes allowance for mapping and tracing of existing lighting and power circuits to suit proposed tenancy split
- Supply and install new switchboard and meters to suit the proposed tenancy split (5 No.)
- Includes allowance to rewire existing circuits to new and existing switchboard
- Supply and Install New Exit as per the building code to suit the proposed new layout (3 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (6 No.) - pending advice from a building surveyor
- Supply and install exit / emergency test switch and log book
- Supply and install new switch at tenancy entrance (6 No.)
- Electrical certification

**TOTAL \$70,308**

## FIRE PROTECTION

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

**TOTAL** **\$7,140**

## MECHANICAL

- Relocation of existing mechanical units, hard-duct, etc as required to suit intertenancy changes
- Supply and install new transfer duct within the intertenancy partition

**TOTAL** **\$79,800**

## BMS

- Interface proposed mechanical system with existing building BMS

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

## ENGINEERING

- Consultants Fees - Electrical engineering
- Consultants Fees - Mechanical engineering
- Consultants Fees - Fire engineering (design only)
- Consultants Fees - Fire engineering (S74 exemption)

**TOTAL** **\$34,020**

## PRELIMINARIES

- Preliminaries
- Project coordination
- Site surveying
- Site establishment, set up and management
- Statutory OH&S requirements throughout duration of project
- Insurances
- Plastic protection to floor.
- Lift and foyer protection
- Builders clean
- Builders rubbish removal from site.

**TOTAL** **\$23,336**

## 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 \$400000- this will vary depending on the final contract value
- Note: Statutory contribution fees excluded

**TOTAL** **\$10,051**

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<b>GST EXCLUSIVE TOTAL</b>	<b>\$363,836</b>
<b>GST @ 10%</b>	<b>\$36,384</b>
<b>GST INCLUSIVE TOTAL</b>	<b>\$400,219</b>

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## EXCLUSIONS & CLARIFICATIONS

Intertenancy 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

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

#### **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