

Client: Rathdrum Properties
Address: Level 5, 20 Charles Street, Parramatta, Sydney
Date: Tuesday, 17 March 2026
Job: Combined Budget - 5051 - Lessor works, 5051 - Common Area, 5051 - Tenancy 1, 5051 - Tenancy 2, 5051 - Tenancy 3, 5051 - Tenancy 4 & 5051 - Tenancy 5
Revision: Combined Revision - TF1 - 23/10/2025, TF1 - 23/10/2025, TF1 - 23/10/2025, TF1 - 23/10/2025, TF1 - 23/10/2025, TF1 - 23/10/2025 & TF1 - 23/10/2025
Floor Area: 941 m2
Description: Indicative budget estimate for fit out works at the above address

\$1,248,474 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 half height (assume approx. 1200mm) plasterboard walls with half height (assume approx. 1500mm) glass walls to underside of ceiling or bulkhead. Plasterboard wall constructed using 64mm metal studs and one layer of 13mm gyprock on either side, including insulation within the plaster wall. Set the wall in plaster in preparation for painting. Supply and install 100mm aluminium skirting to both sides of the wall. Glass walls constructed 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.

- 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
- Glass Fins
- Caulking where required after build

TOTAL \$260,617

DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single semi-solid core MDF door with commercial grade non-lockable door hardware which is compliant to the BCA of Australia. All doors will be painted to clients color choice (23 No.)
- 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 \$46,256

CEILINGS

- Tile replacement after associated works (135 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works

TOTAL \$10,395

FLOOR COVERINGS

- Removal of existing floor coverings in preparation for new flooring

- Supply and install timber-look vinyl flooring to areas as per drawings. Vinyl finish to be specified (92 m2)

TOTAL **\$16,435**

CURTAINS & WINDOW COVERINGS

- Supply and install new S-fold curtains where drawn - approx. 4.2lm

Note: Budget estimate only - pending client selection

TOTAL **\$3,146**

WORKSTATIONS

- Supply and install desk to quiet room as per drawings (6 No.)

- Supply and install workstations as per drawings inclusive of screens (81 No.)

- Supply and install workstations to offices as per drawings inclusive return and modesty panel (2 No.)

- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (83 No.)

- Note: Assumes to connect workstation to power point along perimeter skirting

Note: Budget estimate only - pending client selection

TOTAL **\$97,981**

LOOSE FURNITURE

- Task chairs to workstations (83 No.) (Allowance: \$231)

- Hot desk chair (4 No.) (Allowance: \$370)

- Hot desk table (1 No.) (Allowance: \$1220)

- Meeting room table - 4ppl (2 No.) (Allowance: \$1218)

- Meeting room table - 6ppl - curved ends (3 No.) (Allowance: \$1284)

- Meeting room table - 6ppl (1 No.) (Allowance: \$1284)

- Meeting room table - 10ppl (1 No.) (Allowance: \$1626)

- Meeting room chair (42 No.) (Allowance: \$277)

- Boardroom table - 8ppl (2 No.) (Allowance: \$1192)

- Boardroom table -10ppl (1 No.) (Allowance: \$1672)

- Boardroom table - 12ppl (1 No.) (Allowance: \$2439)

- Boardroom table - 20ppl (1 No.) (Allowance: \$4460)

- Boardroom chair (38 No.) (Allowance: \$323)

- Quiet room chair (6 No.) (Allowance: \$277)

- Office visitor chair (4 No.) (Allowance: \$246)

- Waiting area ottoman - trapezium (2 No.) (Allowance: \$1543)

- Waiting area ottoman - 1200mm straight (1 No.) (Allowance: \$1619)

- Waiting area armchair (8 No.) (Allowance: \$508)

- Waiting area banquette seat (1 No.) (Allowance: \$2668)

- Waiting area side table (4 No.) (Allowance: \$370)

- Waiting area coffee table (4 No.) (Allowance: \$462)

- Breakout chair (8 No.) (Allowance: \$185)

- Breakout stool - high (28 No.) (Allowance: \$231)

- Breakout banquette seat (1 No.) (Allowance: \$3201)

- Breakout banquette seat (1 No.) (Allowance: \$2134)

- Breakout table (7 No.) (Allowance: \$462)

- Breakout table - counter (large) (2 No.) (Allowance: \$1772)

- Collaboration area stool - high (12 No.) (Allowance: \$308)

- Collaboration area counter table (large) (1 No.) (Allowance: \$1801)

- Note: Includes allowance to supply and install table boxes

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

TOTAL **\$125,593**

STORAGE SYSTEMS

- Sliding door storage units 1200mm wide with 1x internal shelf and planter box above - no allowance for plants (1 No.) (Allowance: \$11200)

- Sliding door storage units 1500mm wide with 1x internal shelf and planter box above - no allowance for plants (4 No.) (Allowance: \$1275)

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

Note: Budget estimate only - pending client selection

TOTAL **\$18,036**

JOINERY

- J101: Approx. 6800mm Laminate kitchen carcass with overhead
 - J102: Approx. 2800mm Laminate breakout high table
 - J103: Approx. 4600mm Laminate utility with shelving
 - J201: Approx. 5700mm Laminate kitchen carcass with overhead
 - J301: Approx. 3500mm Laminate kitchen carcass with overhead
 - J302: Approx. 3000mm Laminate utility bench
 - J401: Approx. 5100mm Laminate kitchen carcass with overhead
 - J402: Approx. 4000mm Laminate utility bench with overhead
 - J403: Approx. 2500mm Laminate high table - collab area
 - J501: Approx. 3200mm Laminate kitchen carcass with overhead
 - J502: Approx. 2800mm Laminate breakout high table
 - J503: Approx. 2900mm Laminate utility bench with overhead
 - J601: Approx. 4700mm Laminate kitchen carcass with overhead - 20ppl boardroom
 - Includes allowance for tiled splashback to kitchen
- Note: Budget estimate only - pending client selection

TOTAL **\$138,863**

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 (3 No.) (Provisional cost - pending finalised requirements onsite)
- Includes allowance to rewire existing circuits to new and existing switchboard
- Supply and install double GPO's through-out the floor to suit the proposed layout (82 No.)
- Supply and install single 15A GPO's through-out the floor to suit the proposed layout (6 No.)
- Supply and install starter sockets to either the wall or within the ceiling to enable power to be delivered to the workstations - allows for 4x single power outlets per workstation (19 No.)
- Supply and install separate circuits as required for the Billi and hot water unit (single phase - dedicated power)
- Supply and install separate circuits as required for 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 (13 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (29 No.) - pending advice from a building surveyor
- Supply and install exit / emergency test switch and log book
- Relocation of existing lights to suit proposed new tenancy layout (70 No.)
- Supply and install new switch at tenancy entrance (6 No.)
- Supply and install new LED strip lighting unit - approx. (4.8 lm)
- Supply pendant lights - small (3 No.)
- Includes allowance for installation of feature lighting - small
- Supply pendant lights - medium (17 No.)
- Includes allowance for installation of feature lighting - medium
- Supply pendant lights - large (2 No.)
- Includes allowance for installation of feature lighting - large
- Supply wall lights (6 No.)
- Includes allowance for installation of feature lighting - wall lights
- Supply and install surface mounted floor box - including under carpet duct work and surface mounted floor box (5 No.)
- Electrical certification

TOTAL **\$194,839**

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 (6 No.)
- Supply and installation of Billi unit - boiling and chilled tap

TOTAL **\$68,110**

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 **\$28,980**

MECHANICAL

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

TOTAL **\$108,868**

BMS

- Interface proposed mechanical system with existing building BMS

TOTAL **\$10,500**

APPLIANCES

- Refrigerator (5 No.)
 - Dishwasher (5 No.)
 - Microwave (5 No.)
 - Bar fridge (1 No.)
- Note: Includes allowance for integration kit for appliances
Note: Includes allowance for installation and rubbish removal
Note: Budget estimate only - pending client selection

TOTAL **\$22,655**

ENGINEERING

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

TOTAL **\$8,120**

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 **\$54,952**

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 \$1 100000- this will vary depending on the final contract value
- Note: Statutory contribution fees excluded

TOTAL **\$34,129**

GST EXCLUSIVE TOTAL	\$1,248,474
GST @ 10%	\$124,847
GST INCLUSIVE TOTAL	\$1,373,321

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