

Client: Rathdrum Properties
Address: Level 5, 20 Charles Street, Parramatta, Sydney
Date: Wednesday, 4 March 2026
Job: 5051 - Tenancy 1
Revision: TF1 - 23/10/2025
Floor Area: 290 m2
Description: Indicative budget estimate for fit out works at the above address

\$415,073 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
- Supply and install acoustic panels to specified walls throughout the tenancy (Provisional cost - pending client selection) - 2400mm high
- Caulking where required after build

TOTAL \$70,903

DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single 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 (5 No.)

TOTAL \$8,960

CEILINGS

- Tile replacement after associated works (30 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works

TOTAL \$2,310

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
- Floor preparation prior to installation of new flooring - includes installation of 5mm prime and ardit to vinyl flooring areas
- Supply and install timber-look vinyl flooring to areas as per drawings. Vinyl finish to be specified (40 m2)
- Supply and install concrete-look vinyl flooring to areas as per drawings. Vinyl finish to be specified (60 m2)
- Supply and install standard commercial carpet tiles to areas as per drawings. Carpet tiles to be specified (99 m2)
- Supply and install feature commercial carpet tiles to areas as per drawings. Feature carpet tiles to be specified (91 m2)

TOTAL \$55,972

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 workstations as per drawings inclusive of screens (28 No.)
- Supply and install workstations to offices as per drawings inclusive return and modesty panel (1 No.)
- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (29 No.)
- Note: Assumes to connect workstation to power point along perimeter skirting

Note: Budget estimate only - pending client selection

TOTAL **\$31,749**

LOOSE FURNITURE

- Task chairs to workstations (29 No.) (Allowance: \$263)
- Hot desk chair (4 No.) (Allowance: \$420)
- Hot desk table (1 No.) (Allowance: \$1386)
- Meeting room table - 4ppl (1 No.) (Allowance: \$1385)
- Meeting room table - 6ppl - curved ends (1 No.) (Allowance: \$1460)
- Meeting room table - 10ppl (1 No.) (Allowance: \$1848)
- Meeting room chair (20 No.) (Allowance: \$315)
- Boardroom table - 12ppl (1 No.) (Allowance: \$2772)
- Boardroom chair (12 No.) (Allowance: \$368)
- Office visitor chair (2 No.) (Allowance: \$280)
- Waiting area ottoman - trapezium (2 No.) (Allowance: \$1754)
- Waiting area ottoman - 1200mm straight (1 No.) (Allowance: \$1840)
- Waiting area side table (1 No.) (Allowance: \$420)
- Waiting area coffee table (1 No.) (Allowance: \$525)
- Breakout chair (8 No.) (Allowance: \$210)
- Breakout stool - high (8 No.) (Allowance: \$263)
- Breakout table (2 No.) (Allowance: \$525)
- Collaboration area stool - high (6 No.) (Allowance: \$350)
- Collaboration area counter table (large) (1 No.) (Allowance: \$2046)
- Note: Includes allowance to supply and install table boxes

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

TOTAL **\$48,437**

JOINERY

- J101: Approx. 7800mm Laminate kitchen carcass with overhead
- J102: Approx. 2800mm Laminate breakout high table
- J103: Approx. 4600mm Laminate utility with shelving
- 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 **\$41,114**

ELECTRICAL

- Supply and install double GPO's through-out the floor to suit the proposed layout (20 No.)
- Supply and install single 15A GPO's through-out the floor to suit the proposed layout (1 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 (6 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 (2 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (5 No.) - pending advice from a building surveyor
- Relocation of existing lights to suit proposed new tenancy layout (20 No.)
- Supply and install new LED strip lighting unit - approx. (4.8 lm)
- Supply pendant lights - small (2 No.)
- Includes allowance for installation of feature lighting - small
- Supply pendant lights - medium (5 No.)
- Includes allowance for installation of feature lighting - medium
- Supply pendant lights - large (1 No.)
- Includes allowance for installation of feature lighting - large
- Supply wall lights (1 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 (1 No.)
- Electrical certification

TOTAL **\$38,144**

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.)
- Supply and installation of Billi unit - boiling and chilled tap

TOTAL **\$15,610**

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 **\$4,550**

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 **\$51,117**

BMS

- Interface proposed mechanical system with existing building BMS

TOTAL **\$10,500**

APPLIANCES

- Refrigerator (1 No.)
- Dishwasher (1 No.)
- Microwave (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 **\$4,258**

PRELIMINARIES

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

TOTAL **\$13,752**

BUILDING PERMIT

- Issurance of the complying development certificate
- Certificate lodgement fee
- Mandatory inspections and issuance of the occupation certificate
- Long service levy fee
- Note: Statutory contribution fees excluded

TOTAL **\$14,552**

| | |
|----------------------------|------------------|
| GST EXCLUSIVE TOTAL | \$415,073 |
| GST @ 10% | \$41,507 |
| GST INCLUSIVE TOTAL | \$456,580 |

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;****Baffle;**

- No baffle above new partition -\$10,948

Acoustic panel;

- No supply and installation acoustic panels to specified walls throughout the tenancy -\$16,744

Floor finishes;

- Retain existing basebuild carpet to workspace area - no demolition, floor preparation and S/I standard commercial carpet (99m2) -\$13,130
- Replace all concrete-look vinyl with timber-look vinyl (60m2) -\$1,042

Table boxes and floor boxes to boardroom;

- No supply and installation of table and floor boxes throughout the tenancy -\$4,039

Stone top kitchen;

- No allowance to supply and install stone to kitchen bench -\$10,349

No supply and installaion of feature lighting

- LED strip lighting unit - approx. 4.8lm (0 No.) -\$1,747
- Pendant lights - small (2 No.) -\$1,736
- No allowance for installation of feature lighting - small
- Pendant lights - medium (5 No.) -\$7,350
- No allowance for installation of feature lighting - medium
- Pendant lights - large (1 No.) -\$1,820
- No allowance for installation of feature lighting - large
- Wall lights (1 No.) -\$728
- No allowance for installation of feature lighting - wall lights

Billi unit;

- No supply and installation of Billi unit - boiling and chilled tap -\$5,110

No allowance for appliances;

- Refrigerator (1 No.) -\$1,984
- Dishwasher (1 No.) -\$1,399
- Microwave (1 No.) -\$490

Waiting area modular sofa;

- Remove all modular sofa/ottoman (T1 and T5) -\$5,348
- Replace with 2x armchair per welcome area

Utility bench overhead;

- Remove all overhead cupboard/shelves only **-\$3,349**

- Curtain;

- Supply and install new S-fold curtains where drawn - approx. 4.2lm **\$3,146**

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